

Covert Township

Planning Commission Minutes

Regular Meeting, August 17, 2022

Call to Order and Roll Call:

Meeting called to order by Chairperson Harding at 6:30 PM.

Present: Brown, Berry, Hawood, Taylor, Harding, and Rendell

Absent: Harrington

Others Present: Rebecca Harvey, Planning Consultant.

Approval of minutes:

The minutes from the July 20, 2022 meeting were unavailable and will be approved at our September meeting.

Public Comment Concerning Non-Agenda Items:

None.

New Business:

Site Plan Review – Farm Market at 31773 M-140:

Diego Avalos explained to the Planning Commission his family's plans for building and running a farm market.

Rebecca explained to us what a site plan review was and walked us through the general requirements in the VMU District.

Rebecca said that there were two issues that weren't in compliance with our ordinance.

1. Off-street parking shall only be located within the side/rear yard.
2. The requirement for a 6 ft. fence with a greenbelt along the East property line.

Discussion was had on these two issues and Rebecca said that we could require the existing tree line on the East property line be left and not require a fence.

Motion by Rendell seconded by Brown to approve the following motion:

Upon satisfactory response to the standards noted above, the Planning Commission grants approval of the Site Plan based upon a finding that the proposal meets the criteria for approval set forth in Section 23.09. The following conditions of approval should be considered:

1. Demonstration of compliance with the following site design elements:
Off-street parking shall only be located within the side/rear yard . . and subject to the side yard setback requirements.
2. The establishment of a 6 ft. fence with a greenbelt (Section 18.29) along the East property line or the existing tree line be left.

Motion carried.

Ongoing Business:

Text Amendment – Solar Energy Facilities:

We discussed the review of our draft from MSU Extension. We have not yet received a response from Ted Hanson, Covert's Building Inspector.

We decided to wait until our September Meeting for the response from Ted Hanson before proceeding.

Communications:

None

Next meeting date:

Next regular Meeting – September 21st at 6:30 PM

Adjournment:

Motion to adjourn at 7:30 PM.

Respectfully Submitted:

Wayne Rendell, secretary