

COVERT TOWNSHIP

PLANNING COMMISSION

MINUTES OF THE OCTOBER 16, 2024 REGULAR MEETING

6:30 P.M. COVERT TOWNSHIP HALL

Call to Order / Roll Call / Pledge of Allegiance

Chair Rendell called the meeting to order at 6:45 PM.

Members Present: Robert Brown, Tom Bury, Lonzey Taylor, Austin Harding, Jena Johnson, Wayne Rendell

Members Absent: Luke Dennison

Others Present: None

Approval of the Agenda

Motion by Brown, seconded by Bury, to approve the agenda of the October 16, 2024 regular meeting, as presented. Motion carried unanimously.

Approval of Minutes – *September 18, 2024 Regular Meeting*

Motion by Brown, seconded by Bury, to approve the minutes of the September 18, 2024 regular meeting, as presented. Motion carried unanimously.

Public Comment

No public comment was offered.

New Business

Chair Rendell stated that no New Business is scheduled for consideration.

Ongoing Business

Site Plan Review – 31982 Blue Star Highway (Ronan)

Catherine Ronan requests Site Plan Review of the proposed occupancy of an existing commercial building (former auto service station) as an ‘upholstery shop’ and ‘lodging facilities’ (2 bedrooms). Subject site is located at 31982 Blue Star Highway and is within the CC Community Commercial District.

Chair Rendell reminded that the request had been considered by the Planning Commission on March 20, 2024 and postponed to *‘allow the applicant the opportunity to prepare a revised site plan and/or seek relief from the ZBA regarding the parking requirements.’* At the applicant’s request, the matter has been placed on the agenda for continued consideration.

He referenced the revised site plan dated October 1, 2024 submitted by the applicant and the updated staff report dated October 16, 2024. Chair Rendell noted that the newly presented site plan reflects a revised parking layout.

After lengthy discussion, the Commission determined that the proposed parking arrangement does not comply with location, access and lane width requirements and that the site plan does not provide the require engineering to determine compliance with the stormwater runoff standard of Section 19.10.11.

Motion was then made by Brown, seconded by Bury, to recommend denial of the proposed site plan due to a lack of compliance with applicable parking requirements and insufficient engineering to determine compliance with stormwater runoff standards. The detailed site plan review comments set forth in the staff report dated October 16, 2024 were also referenced, consistent with Section 23.07 C. Motion carried unanimously.

Text Amendment: Shipping/Storage Containers

Chair Rendell reminded that the Commission had a lengthy discussion of Draft #3 – ‘Shipping Containers as Accessory Structures’ in September and directed Harvey to revised the draft text to include what was likely to be the final edits for review in October.

Draft # 4 was presented for discussion. Following Commission consideration of the revised text, it was determined to postpone further action to the November meeting when staff was present.

Communications

No communications were offered.

Public Comment

Barbara Norman stated that it doesn't seem like the Township wants any new business to come into the Township.

Adjournment

There being no further business to come before the Commission, the meeting was adjourned at 7:10 p.m.

Respectfully Submitted,

Wayne Rendell, Acting Secretary