

COVERT TOWNSHIP

PLANNING COMMISSION

MINUTES OF THE NOVEMBER 19, 2025 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 6:30 p.m.

Members Present: Robert Brown, Tom Bury, Luke Dennison, Jena Johnson, Wayne Rendell, Lonzey Taylor

Members Absent: Austin Harding

Others Present: Rebecca Harvey, Township Planning Consultant

Approval of Agenda

Motion by Brown, seconded by Dennison, to approve the agenda of the November 19, 2025 regular meeting. Motion carried unanimously.

Approval of Minutes – *October 15, 2025 Regular Meeting*

Motion by Brown, seconded by Bury, to approve the minutes of the October 15, 2025 regular meeting, with the correction of a misspelled word on page 3 (3rd full paragraph, end of first line). Motion carried unanimously.

Public Comment

No public comment was offered.

New Business

Discussion: Text Amendments Related to 'Lot Area & Bulk Requirements'

Chair Rendell explained that the scheduled topics of discussion are a result of Zoning Ordinance concerns raised by Harvey related to 'lot area and bulk requirements' and Zoning Ordinance questions raised by Chair Rendell after conversation with the Township Zoning Administrator related to 'private roads'.

Chair Rendell invited Harvey to provide an overview of her concerns and suggested amendments. Harvey reviewed Draft #1 - Zoning Ordinance Amendments related to Bulk & Area Requirements provided in the meeting material. Planning Commission discussion ensued during the presentation, with the following points of consensus noted:

- Section 2.02 – Definitions
 - Lot Area – amend to exclude the abutting road right-of-way or private road easement area in the total lot area calculation.
 - Article 15 And Section 18.21 establish a 'lot frontage' requirement; amend Section 2.02 to add a definition of 'lot frontage'.
 - Front Lot Line – amend to clarify that a front lot line exists on a lot abutting a public road or a private road, consistent with the definition of 'lot'; amend to clarify that a corner lot has two front lot lines, consistent with the definition of 'front yard'; and, amend to clarify that the front lot line is the public road right-of-way or private road easement (to clarify the point of the required setback measurement).
 - 3 competing definitions are provided for public and private roads/streets; revise to provide improved definitions for 'road or street, public' and 'road or street, private'.
 - Setback, Front, Side, and Rear Yard – amend to establish a definition of 'setback, required'.
 - Setback Line, Building (Minimum) – amend to simply define 'setback'.
 - Setback, Waterfront – amend to clarify the point of measurement is from the ordinary high water mark.
 - Delete definitions of 'contiguous land' and 'zoning lot'.
 - Other minor adjustments to related definitions.

- Article 15 – Amend Sections 15.01 and 15.02 to change 'minimum yard setbacks' to 'minimum setbacks'.

Chair Rendell then explained that he raised separate questions regarding 'private roads' that currently exist within the Township that are not in compliance with current standards (Section

18.30). He noted that the Zoning Administrator advised that these existing 'private roads' would be considered 'lawfully nonconforming' and that lots fronting on said roads would be considered 'buildable lots'. He questioned if new land divisions would be allowed on these nonconforming roads, expressing safety concerns with adding density on access roads that were built well below the existing private road standards.

General Commission discussion ensued as to whether the development and use of private roads within the Township is desirable. In response to questions, Harvey noted that if additional private roads and additional lots on existing private roads are not wanted, the Ordinance could be amended to not allow private roads or recognize private roads as providing the requisite frontage.

General Commission support for allowing private roads within the Township was noted. However, concern remained with how to address the numerous access roads that exist within the Township that were likely never approved as 'private roads' and certainly are not up to private road standards.

Harvey was directed to modify the draft amendments related to Bulk & Area Requirements as discussed by the Commission for consideration at the next meeting . . . and to consider the discussion regarding 'private roads' and the concerns related to the substandard access roads for any additional needed amendments.

Ongoing Business

Chair Rendell stated that no Ongoing Business was scheduled for consideration.

Communications

No communications were offered.

Public Comment

No public comment was offered.

Adjournment

There being no further business to come before the Commission, the meeting was adjourned at 8:30 p.m.

Respectfully Submitted,
Rebecca Harvey, AICP, PCP
(McKenna)Township Planning Consultant

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