

BERRIEN TOWNSHIP PLANNING COMMISSION

MEETING MINUTES

Monday 11/13/17

CALL TO ORDER

The Berrien Township Planning Commission met on Monday, November 13, 2017 at 7:00 p.m. for a regular meeting. Chairperson Karen O'Dell called the meeting to order and opened with the Pledge of Allegiance to the American Flag.

ROLL CALL

Planning Commission Members Present: Chairman - Karen O'Dell, Vice Chairman - Ron Harner, Secretary - Doug Shelton, Julie Burke, David Riedlinger and Chris Sill

Members Absent: Dale Sherwood

Others Present: Bryan Bixby - Supervisor, Ross Rogien - Building Inspector, Teresa Palmer, Greg and Kaye Fenner, Nolan Passick, Tim Ferry, Mary Simko - The Journal Era, Heidi Miller- Recording Secretary.

MINUTES

Motioned by Ron Harner and supported by David Riedlinger, to approve minutes from the June 12, 2017 meeting of the Planning Commission. All ayes, none opposed.

Motion carried.

BUILDING - ELECTRICAL PERMITS

Current Building and Electrical permits were presented.

Special Use Request #17-003-Teresa Palmer 7493 Deans Hills Rd.-Retail Store

Ms. Palmer presented details for the request of a special use at 7493 Deans Hill Rd. (11-04-0010-0020-01-1). She would like to have a retail store there that sales gifts, antiques and small items. No change to the building inside or out other than hanging a sign.

Ron Harner inquired on public restrooms and the parking.

Ms. Palmer stated that there is a restroom and doesn't anticipate being that busy for large traffic.

Doug Shelton asked what the hours will be?

Ms. Palmer stated 10-6 and 12-4 on Sundays.

Motioned by Ron Harner and supported by Chris Sill. All ayes, none opposed.

Motion Carried.

Special Use Request #17-002-Greg and Kaye Fenner 6337 Snyder Rd.-Hidden Vineyards

Mr. Fenner presented details for the request for special use at 6337 Snyder Rd. (11-04-0029-0002-01-3). He and his wife would like to re-locate Fenner Homes, Fenner Plumbing and G & K Rentals to the metal building on the property.

Ron Harner asked if there would be any adjustments to the barn?

Mr. Fenner said none.

Julie Burke asked what the metal building is currently being used for.

Mr. Fenner stated that it stores recreational items such as boats etc.

Julie Burke asked how many employees will be in the building?

Mrs. Fenner said they have 7 employees but everyone will not be there at the same time. Mr. Fenner added that at most there will be 2-3 employees there at one time. Most of the employees telecommute. There are no other tenants on property.

Julie Burke inquired about parking.

Mr. Fenner said there will not be an issue because they have parking staged for the plumbing vehicles elsewhere.

Motioned by Julie Burke for public hearing Monday December 11, 2017 and supported by Doug Shelton. All ayes, none opposed.

Motion carried.

Ross Rogien inquired about the planning commission to possibly amend the fence ordinance for pools and add the variance for pool covers as submitted. This variance is in regards to the property of Nolan Passick, located 4591 Lake Pines Lane (11-04-4550-0003-00-3)

The existing ordinance states that pools must be enclosed with a fence and Nolan Passick would like to have a state approved cover installed in lieu of a fence as required by the township ordinance.

Doug Shelton inquired on the ordinance required by state.

Ross Rogien said you have to have a specific cover but the fencing is up to the township.

Chris Sill asked who regulates this?

Ross Rogien said there are provisions in place but the homeowner has already purchased the state approved cover required for installation.

Ron Harner said it sounds like the cover is safer than the fence.

Mr. Passick agreed and said that only he and his wife will have the key and when they are not either outside or home the cover will be on and locked.

Bryan Bixby recommended that the board waits until January 8, 2018 for a public hearing.

Motioned by Ron Harner and supported by Chris Sill. All ayes, none opposed. **Motion carried.**

ADJOURNMENT

Motioned by Ron Harner and supported by Karen O'Dell, to adjourn the meeting. All ayes, none opposed. **Motion carried.** Meeting adjourned at 7:35 p.m.

Minutes as recorded by Heidi Miller, Planning Commission Recording Secretary and approved by:

Doug Shelton, Secretary
Planning Commission