

Leighton Township Planning Commission Minutes

Date: February 13, 2008

Members Present: Al Zuidema, Brian Martin, Ron Schrottenboer, David Wright,
Scott Chestnut

Members Absent: Louis Murray(with notice)

Others Present: Mark Sisson (Township Planner), Bob Jones (PCI), Harry DeHaan
(Observing), and 3 interested persons

Art. 1 Chairman Zuidema called a Regular Meeting of the Leighton Township Planning Commission to order at 7:30 pm at the Leighton Township Hall.

Art. 2 Minutes –
Minutes of the January 9, 2008 were approved as presented.

Art. 3 Public Comments – None

Art. 4 Inquiry of Conflict – None

Art. 5 Public Hearing – None

Art. 6 Unfinished Business

a. Halloran Class II Special Use Request

Mark Sisson, handed out the Site Plan Review Minutes to the Commissioners. Mark reviewed the site plan modifications and conditions of approval that were recommended by the Site Plan Review Committee, as contained in their minutes of Feb. 5, 2008.

Based upon findings that the requested home occupation can and will comply with the requirements outlined in the Zoning Ordinance, Section 12.25 (f) 8 and the standards at the end of Section 12.25, Schrottenboer moved and Chestnut supported, to approve the request subject to the following conditions.

1. The home occupation is restricted to repair of farm related equipment only. Repair of licensed motor vehicles shall be limited to those having a farm license and registration.
2. No floor drains
3. Add trees as shown on site plan
 - A. 1-2 at road cut
 - B. 10-11 west of building in two staggered rows
 - C. 3-4 on southeast corner of building to screen parked equipment
4. Add drainage controls as needed to include:
 - A. 3 foot concrete apron along south wall sloped to west
 - B. 10 foot concrete apron on north sloped to west
 - C. Possible berming on east side to keep water off adjoining property
5. Install gravel or crushed stone driveway
6. Add concrete tear down pad between north side doors (aprox. 15'x15')
7. No outdoor storage---Outdoor parking is limited to:
 - A. 2 service vehicles/pickup trucks
 - B. 2 service trailers to be parked east of building
 - C. 3 pieces of equipment waiting service or pickup

8. Floor plan of building showing oil/chemical storage to be submitted to fire dept.
9. Limited to one outside employee
10. No sign is allowed
11. Downward directed lighting to be over 2 service doors

Roll call vote: Aye: Chestnut, Martin, Schrotenboer, Wright, Zuidema
Nay: None
Absent: None

All Aye/ Motion Carried

b. Zoning Ordinance Review

Discussion ensued with Mark Sisson, Township Planner and the Commission regarding updated drafts of R-2 Low Density Residential District and R-3 Medium Density Residential District.. Tabled for next month.

c. Parks/Recreation

Dave Wright requested that the Commissioners continue working on the plan for parks/recreation. Dave will work on gathering more information. Mark Sisson will check into the possibility of putting together a survey. Tabled for next month.

Art. 7 New Business –None

Art. 8 Other Business –

- a. Al Zuidema, Chairman, distributed information of several workshops that will be Conducted in the area. If any of the members of the Board would like to attend any of the workshops, let Shari know.

Art. 9 Public Comments – None

Art.10 Commissioners Comments - None

Members adjourned at 8:22 pm

Respectfully submitted
Shari Harmon, Recording Secretary
Leighton Township Planning Commission