

Leighton Township  
Planning Commission  
Minutes

***This meeting was held remotely in conformance with the Open Meetings Act as amended by Executive Order Number 2020-154. All attendance was via teleconference or telephone.***

**Date:** September 9, 7:00 PM

**Members Present:** Scott Chestnut, John Hooker, Harry DeHaan, Tom Smith, Matt VanderEide, Louis Murray, Ben Potts

**Members Absent:** John Hooker, Harry DeHaan

**Also Present:**, Lori Castello, Zoning Administrator

**Call to Order:** Meeting was called to Order by Chairman Chestnut at 7:00 PM

1. **Approval of Minutes from August 12, 2020.** Minutes were accepted as submitted.
2. **Public Comments:** None
3. **Inquiry of Conflict of Interest:** None
4. **New Business:**
  - a. **Public hearing- Shannon Bird- Accessory Structure addition on Parcel 0313-007-005-00:** Castello read the public hearing notice.
  - b. Bird introduced his project. 7-8 years ago he constructed existing pole barn for personal storage; he has since grown out of it. Would like to add on to accommodate needs for expanded storage.
  - c. Public comment: None.
  - d. Discussion: Chestnut reviewed the site plan and special land use standards, noting that they had been met. Consensus that additional Fire department review not necessary due to additional access from Division behind the property. Accessory building total area including existing and proposed expansion amount to about 2.5% of total lot area; structure is nearly centered on parcel. Consensus was reached that no additional engineering review should be required due to this. Applicant ware no commercial use is permitted. Murray would like to see screening between that and north house. Couple pine trees nearer to 011-00 lot line-  $\frac{1}{2}$  or  $\frac{3}{4}$  of way between building and lot line. Bird would prefer to put them right on the line or not have; he leases field for hay sometimes and his kids run quads thourgh there on occasion as well. After further discussion and

review of aerials and street view maps , consensus was reached that no screening is required.

Concerns- Murray is concerned about future use of commercial with this and other large buildings in the Township. Chestnut asked to review proposed conditions recommended by Planner Moore. Murray expressed concern with site work being performed prior to approval. Bird stated his family was assisting him and misunderstood- he directed them to cease until approvals are granted.

**Motion to approve by Potts with the conditions noted below, and supported by Smith.**

1. No demolition or earthwork shall be undertaken on the site until a building permit has been issued consistent with this site plan approval.
2. Prior to issuance of any permits, the applicant shall have paid all application, permit and other fees related to this request.
3. Any outdoor light fixtures shall be full cut off features and comply with Section 18.05 of the Leighton Township Zoning Ordinance.
4. Building materials shall be compatible with the existing accessory building and submitted for approval by the Zoning Administrator .
5. The building shall not be used for any commercial activities or uses.

**Roll Call Vote:** All Ayes. Motion passes 5-0.

5. **Unfinished Business:**

- a. **Master plan is still out for review. Public hearing will probably be held next month. Some discussion was held about potential challenges of holding electronic public hearing for Master Plan.**

6. **Public Comments:** none

7. **Commissioner Comments:** none

8. **Adjournment: Motion by Murray to adjourn, supported by Smith. Motion carried 5-0 via voice vote.**

The meeting was adjourned at 7:32 PM.

Respectfully submitted,



Lori Castello  
Leighton Township Zoning Administrator