

Leighton Township Planning Commission Minutes

Date: November 11, 2020, 7:00 PM

Members Present: Scott Chestnut, Tom Smith, Matt VanderEide, Ben Potts

Members Absent: John Hooker, Harry DeHaan (absent without notice)

Also Present: Planner Nathan Mehmed from Williams & Works, and one members of the public (the applicant)

1. **Call to Order:** Meeting was called to Order by Chairman Chestnut at 7:00 PM
2. **Approval of Minutes from October 14, 2020.** Minutes were accepted as submitted.
3. **Public Comments:** None
4. **Inquiry of Conflict of Interest:** None
5. **New Business:** None
6. **Old Business**
 - a. **Scholl Accessory Building at 854 146th Ave.** Applicant Michael Scholl was present at the meeting. He wants to construct an addition to an existing building to store additional items inside that are presently stored outside. The application was tabled at the October 14 meeting to allow the applicant to revise the application, because the application did not comply with the zoning ordinance requirements.

Motion by Smith, supported by Potts, to take the application off the table for discussion.

The revised application shows a 28'x60' addition to the building, which would result in a rear yard setback of 7' which meets the minimum requirement of 5'. Chestnut clarified that you cannot do anything commercial in the building. The applicant agreed. VanderEide explained that it looks like he just moved the building over to comply with setbacks, as requested.

Motion by Potts, supported by Smith to approve the proposed accessory building subject to the following conditions.

- 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 stipulations of the Leighton Township Fire Department and Township Engineer shall be met.**
- 4) **The proposed accessory building expansion shall not exceed 35 feet in height, as required in Section 5.04.**
- 5) **Any outdoor light fixtures shall be full cut-off features and comply with Section 18.05 of the Zoning Ordinance.**
- 6) **Building materials shall be compatible with the existing accessory building and submitted for approval by the Zoning Administrator.**
- 7) **Only personal items shall be stored in the building; no commercial storage or activities are permitted.**

Motion carried 4-0 via roll call vote.

7. **Correspondence:** None
8. **Commissioner Comments:** None
9. **Adjournment. Motion by Smith to adjourn, supported by VanderEide. Motion carried via voice vote with all members voting yes.**

The meeting was adjourned by Chairman Chestnut at 7:06 PM.

Respectfully submitted,

Nathaniel Mehmed, AICP
Leighton Township Planning Consultant