

Pine Grove Township

Planning Commission

Regular Meeting/Public Hearing

26520 CR 388, Gobles, MI 49055

July 19, 2023 6:00 p.m.

1. **Call to Order:** Meeting called to order at 6:00 p.m. by Chair Kehoe
2. **Roll Call: Present:** Kehoe, Hill, Richardson, Brown, Yaple **Absent:** D. Marculis, K. Marculis
Also Present: Rebecca Harvey, Bear Priest
3. **Approval of Agenda for July 19, 2023:** *Motion by Hill, supported by Brown to approve the agenda. All yes, motion carried.*
4. **Approval of Minutes for June 19, 2023:** *Motion by Brown, supported by Hill to approve the Minutes as presented. All yes, motion carried.*
5. **Public Comment on Non-Agenda Items:** NONE
6. **New Business:**
 1. **Public Hearing: SLU Permit Application for Accessory Building for Brian and Jennifer Price:** Kehoe gave instructions on the order of business for conducting the Public Meeting.

OPEN PUBLIC MEETING: 6:03 P.M.

Priest presented a briefing of the SLU Application Staff Report. This is an application for a Special Land Use Permit for an accessory building on parcel #80-15-017-003-10 at 30960 10th Avenue to allow for the construction of a new 1,200 square foot accessory building to be located in the front yard 80' from the edge of the road (78' from the front right of way). The applicants have over 9 acres, most of which is tillable acreage leased out and are trying to maintain that lease by keeping the proposed barn nearer the road. Priest stated that the applicants meet all other setbacks and compliance issues.

After a lengthy discussion with questions and answers with the applicants, Brian Price stated that after all considerations of saving as much tilled farm land as possible, this application shows the best location for the pole barn for personal use and at this time will be screened by pine trees. Priest stated that this pole barn would be set back from the road farther than any other structure on that same road, house or accessory building.

Hearing no further questions or discussion from the board, applicants or public, Kehoe declared the public hearing closed.

CLOSE PUBLIC MEETING: 6:24 P.M.

Kehoe stated that the PC would deliberate and reach a decision to approve, deny, or approve with conditions and follow the procedures and criteria in Section 7.03. Kehoe stated that according to the Zoning Administrator, all the conditions are met except for the front setback, so the PC's only consideration is not meeting the minimum 200' front setback. Kehoe stated that the PC would review the criteria in Section 7.03. Kehoe reviewed 7.03.A.1-9 finding that all members agreed that criteria in 1-9 was met. The PC found that the location and impact of this pole barn to adjacent properties is compatible seeing that it has a larger distance from the road than any other structure on that specific road and is screened well by the current trees between the road and proposed building in accordance with 7.03.A.1 and 2. Kehoe reviewed 8.01.E.1-5, finding that special conditions would be imposed. For compliance with 8.01.E.3, owners must maintain the

natural screening that is currently there, i.e., pine trees and the accessory structure must have a minimum of two windows on the south side of the structure, a minimum of 2'x3' windows. In accordance with 8.01E.4, the applicant stated that the accessory building would be for personal storage and as a condition of this SLU, the accessory building is to be used only for personal use.

Kehoe asked for any further discussion. Hearing none, *Motion made by Kehoe, supported by Richardson to approve the Special Land Use Permit for Brian and Jennifer Price for the construction of a 30'x40' accessory building at 30960 10th Avenue in the front yard closer than 200' to the road (78' from the right away) in accordance to their application with the conditions that the screening that exists between the road and the building on the south be maintained and that the building contain a minimum of two windows on the south side of the building, a minimum of 2'x3' windows, to be used for the purpose of storage of personal items, vehicle and equipment and based on the fact finding of the Planning Commission that the evidence produced at the hearing shows that the standards in the ordinances in 7.03 and 8.01 have been met. Roll Call: Kehoe – yes, Brown -yes, Hill – yes, Richardson – yes, Yapple – yes. All yes, motion carried. Special Land Use Permit is approved with conditions.*

7. **Public Comment on Agenda Items: NONE**
8. **Old Business: None**
9. **Commission Comments:** Kehoe stated that the proposed draft of the Master Plan was given to the Board and at their meeting in July, they approved the draft to be distributed and that starts the 63-day review period which brings it to September to receive comments and hold a Public Hearing. Then any changes can be made and then recommend for adoption. Motion by Kehoe, supported by Brown to move the September 18th PC meeting to September 25th at 6 p.m. All yes, motion carried.
10. **Adjournment: Motion made by Richardson, supported by Hill to adjourn. All yes, motion carried. Adjourned at 6:56 p.m.**

Next Meeting(s): 2023:

**June 19th, July 10th, Aug 21st,
Sept 25th, Oct 16th, Nov 20th, Dec. 18th**

All meetings: 6:00 p.m.

Respectfully,

Deborah Marculis

Deborah Marculis, Secretary,

Pine Grove Twp. Planning Commission