

GREEN TOWNSHIP LAND USE BOARD MINUTES

REGULAR MEETING, June 14, 2018

CALL TO ORDER: The June 14, 2018 Regular meeting of the Land Use Board was called to order by Mr. Holzhauser, Chairman, at 7:07pm. He then led everyone in the PLEDGE OF ALLIGIANCE.

Recitation of the OPEN PUBLIC MEETING STATEMENT by Mr. Scott Holzhauser.

ROLL CALL: Present: Mr. Joe Cercone, Mr. Michael Muller, Mr. Watson Perigo, Mr. Walker, Mr. Rick Wilson and Mr. Scott Holzhauser.

Also present: Ms. Whitney Miller (in for Ms. Jessica Caldwell), Township Planner, Mr. David Brady, Board Attorney and Mr. Cory Stoner, Board Engineer.

Members Absent: Ms. Rosa Alves, Mr. Jim Chirip, Mr. Danny Conkling, Mr. Jim DeYoung, Mr. John Lynch, Mrs. Sharon Mullen, and Mr. Jeff Wilson

Motion was made to excuse the absent members by Mr. Walker and seconded by Mr. Muller.
No Discussion. All in Favor. Motion Carried.

MOTION TO APPROVE MINUTES:

Land Use Board Minutes of March 8, 2018.

Mr. Cercone motioned to approve minutes and was seconded by Mr. R. Wilson.

All Ayes. Abstentions: None

RESOLUTIONS: None

OLD BUSINESS: None

NEW BUSINESS:

Mr. Brady announced since it was on the agenda that application LU#1801 Happy Harvest Hydroponic Farms has requested to carry their application to the July 12th meeting with no further notice.

Application: LU#1802

Owner/Applicant: Bob Viersma & Sons, Inc.

Block 33 Lot 4 – 50 Airport Road

Action: Completeness Review - Public Hearing

Eligible to Vote: All present

Ms. Megan Ward, attorney for the applicant, began by introducing Mr. Kevin Viersma, applicant and Mr. Allen Campbell, engineer and planner for the applicant.

She explained some of the background in the property. In July 2008 there was an approval for this property for the Viersma's to use it for their excavating business.

The approval consisted of the following:

1. A pre-existing non-conforming use certification for a residence in a commercial zone. The zone was changed and a single family residence was no longer a permitted use.

2. A D1 use variance for the Contractor's Yard.
3. A D1 use variance for a second principal use on the property.
4. A D2 variance was granted for expanding the non-conforming use in which 3 lots were divided off so their children could build homes on each of those lots. The minor subdivision reduced the size of the overall property.

Ms. Ward went on to explain this application is very minor in the fact that they are asking to place structure (steel frame with fabric overlay) over an existing concrete pad to help with storage of equipment. It will require a concrete wall on one side.

Ms. Caldwell stated in her report a D1 variance is required because the contractor's yard was approved by virtue of a D1 variance. Ms. Ward would like to address that specific issue because she does not feel everything done on this property should require a D1 variance.

The boundaries of the contractor's yard is very specific and those boundaries are shown on the as built survey. The primary purpose of that is to ensure it is not a "creeping" contractor's yard.

Ms. Ward stated they would like to carry the application to the next meeting. She would like all the members present, including the two governing body representatives, so there is a full board to determine if they need the D1 variance.

Mr. Brady spoke of a discussion he had with Ms. Caldwell about the D1 variance and he feels it should be required. Mr. Brady stated it is possible that the Board could go against the recommendations of the attorney and the planner and make their own decision on whether it is needed.

Mr. Holzhauer stated he is not in favor of asking those governing body members to attend the next meeting only to have them be excused because the Board decided they will require the D1 variance.

There was a brief discussion on whether it is a principal use or a non-conforming expansion and which variance is needed. That will be left up to the Board to determine at the next meeting.

Mr. Holzhauer clarified this property is a 32 acre lot (after minor subdivision) with two principal uses, commercial and residential.

PUBLIC COMMENT: None

• **ATTORNEY'S REPORT** – None

• **CHAIRMAN'S REPORT** – None


• **CORRESPONDENCE** – None

• **SECRETARY'S REPORT** – Kim explained the township is migrating all email addresses from one company to another so we need all user names and passwords for the greentwp.com emails.

• **PROFESSIONALS REPORT** – Mr. Stoner spoke briefly about the bid being awarded to finish the trail on the old rail bed from EverGreen Park up To Creek Road. There will be a fine stone base to walk and ride bikes on.

A Motion was made by Mr. R. Wilson to adjourn the meeting at 7:43pm and seconded by Mr. Muller.
All Ayes. No Discussion. Motion Carried. Abstentions: none

Respectfully Submitted:

A handwritten signature in black ink that reads "Kim Mantz". The signature is written in a cursive, slightly slanted style.

Kim Mantz, Land Use Board Secretary

Date approved: 7.12.18