

**GREENWOOD TOWNSHIP  
PLANNING COMMISSION  
MEETING MINUTES  
10/5/2021 - 7:00 PM**



- 1) Call to Order by Conley at 7:00 PM.
- 2) Pledge of Allegiance was recited.
- 3) Roll Call: Conley, Kibart, Deater, Rossiter, Holcomb were present. Absent: none

Also present: Mansfield, Zoning Administrator

- 4) Public Comment: None.

5) Election of Officers

- a) Secretary – motion by Conley; 2<sup>nd</sup> by Deater to appoint Holcomb I/F 5-0
- b) Chairman – motion by Kibart; 2<sup>nd</sup> by Deater to appoint Conley I/F 5-0
- c) Vice Chairman – motion by Deater; 2<sup>nd</sup> by Rossiter to appoint Kibart I/F 5-0

- 6) Agenda: No agenda was presented.

- 7) Minutes of 8/3/2021: Motion by Deater to approve the minutes as presented; 2<sup>nd</sup> by Kibart. I/F 5-0

8) Old Business:

a) Animal per acre ordinance

- i) A motion was made by Conley and 2<sup>nd</sup> by Deater to change Section 8.3 from a minimum of 5 acres for the first large animal to 2 acres. (Remove the \* stating that 5 acres in the minimum for farm animals)
- ii) Reason for this change is because it is known that there are people already in violation and upon researching with MSU and other sources it was determined that 2 acres is sufficient for sustainability for any large farm animal
- iii) motion approved 5-0

b) Building Square Footage table

- i) A motion was made by Holcomb and 2<sup>nd</sup> by Kibart to change Section 3,4 Table 1 to show the following Min Floor Area (sf)
  - (1) R-2 and R-3 to be 720'
  - (2) RLA, A-1 and FOR to be 500'
- ii) Reason for this change is because more and more people are looking at tiny homes. With R-2 and R-3 we wanted to respect property values for those more densely populated
- iii) motion approved 5-0

c) Special use transfer ordinance

- i) A motion was made by Kibart and 2<sup>nd</sup> by Rossiter to change Section 15.2.B.5 to read as follows:
  - (1) When the property is sold, the previously granted special use permit will be available for the new owner. The new owner must contact the zoning administrator to transfer the permit into their name and pay the appropriate transfer fee.
- ii) Reason for this change is to remove the appearance of the township being able to not grant the special use to the new owner. In many cases the new owners are buying the property in order to use the special use. The special use stays with the property but the township needs to know that it is under new ownership

- iii) motion approved 5-0
- iv) A motion was made by Kibart and 2<sup>nd</sup> by Deater to add Section 15.2.B.5.a to read as follows:
  - (1) Transfer fee is set to 25% of the current special use permit fee
- v) Reason for this addition is because there is man hours involved in changing the name on record and we feel it is necessary to capture some of that money
- vi) motion approved 5-0

9) Board Discussion:

- a) Jamie asked everyone to be prepared to review and discuss Sections 1-4 at our December board meeting
- b) It was suggested that we have a time limit each meeting for review of the ordinances. Every meeting we will review some of the ordinances, We will start at the beginning and work our way through but giving precedence to ordinance review suggested by the Township Board or if someone feels an ordinance needs review before we get to it.

14) Meeting adjourned: Motion by Deater 2<sup>nd</sup> by Kibart to adjourn at 9:00 PM; I/F 5-0

A handwritten signature in cursive script, appearing to read "Jamie R. Almond". The signature is written in dark ink and is located in the lower-left quadrant of the page.