

GREENWOOD TOWNSHIP PLANNING COMMISSION
MEETING MINUTES
12/07/2021 7:00 PM



- 1) Call to Order by Conley
- 2) Pledge of Allegiance
- 3) Roll Call:
 - a) Present: Conley, Rossiter, Holcomb, Deater, Kibart
 - b) Absent: None
 - c) Also present: Mansfield, Zoning Administrator
- 4) Public Comment/Correspondence (Limit to Three Minutes) None
- 5) Approve agenda: As amended Motion Rossiter, 2nd Deater approved 5-0
- 6) Approve minutes from:
 - a) the regular planning commission board meeting 10/05/2021 as presented Motion Deater, 2nd Rossiter approved 5-0
- 7) Old Business:
 - a) None
- 8) New Business:
 - a) Clean up motions from October 5th meeting – Holcomb
 - i) This was added to the next item and completed together
 - b) 2019 Workshop changes – Holcomb
 - i) Motion by Holcomb, 2nd by Kibart to change Table 1 from Section 3.4 as follows approved 5-0
 - (1) Min Lot Area – RLA to be 5 ac and to remove the * with its footnote
 - (2) Min Lot Area – FOR to be 5 ac
 - (3) Max Lot Coverage – R-3 to be 5%
 - (4) Min Floor Area (sf) – R-2 and R-3 to be 720
 - (5) Min Floor Area (sf) – RLA, A-1 and FOR to be 500
 - (6) Minimum Front – R-3 to be 40'
 - (7) Reason for these changes, we felt that this better reflects what we are wanting in the area of preservation of the lands. More and more people are looking at tiny homes. Regarding R-2 and R-3 we wanted to respect property values for those more densely populated
 - ii) Motion by Holcomb, 2nd by Kibart approved 5-0
 - (1) Remove the following sections 5.3, 6.3, 7.3, 8.3, 9.3, 10.3, 11.4. Move the paragraph from those same sections to the first section and have it read as follows, "Refer to Table 1 from Section 3.4 – Schedule of Zoning Regulations for compliance."
 - (2) Reason for these changes is to make the ordinance book more readable and eliminate redundancy and the possibility for error
 - iii) We are recommending the following motion made at the October meeting 8.c
 - (1) See 10-5-21 minutes for the wording and reason for these changes
 - iv) Motion by Conley, 2nd by Holcomb to add 17.2.C failed 3-2
 - (1) Approval of a Permit for a Class A & Class B site plan shall include a final physical site inspection performed by the Zoning Administrator after the foundation has been excavated and prior to pouring the concrete to ensure the footprint of the building is compliant with permit requirements including but not limited to setback and footings requirements. After the issuance

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of the Zoning permit which shall be signed and dated by both the Zoning Administrator and the Property owner, any change to the footprint of the site shall require a subsequent inspection and revised zoning permit issued by the Zoning Administrator. It is the sole responsibility of the property owner to ensure all property line information provided to the zoning administrator is accurate.

c) Kristian – Event Space/Wedding Venue – Mansfield

- i) Kristian was married this last September and had their barn remodeled in order to hold the wedding. He and his wife liked how it turned out and now want to turn this into an actual wedding venue. Looking at this board for what is feasible to make that happen. Looking to start with a parking lot. Kibart stated that he would need to have it up to ADA code and the Michigan building code. This board likes the idea of a venue like this in our township. Kristian was informed to contact the building inspector at the county.

9) Ordinance Review:

a) Sections 1-4 (1 hour max)

- i) Rossiter has some minor grammatical suggestions that will be dealt with in February.
- ii) Review Articles 5-11 for February meeting

10) Board discussion/comment:

11) Meeting adjourned: motion by Deater, 2nd by Rossiter to adjoin approved 5-0

