

Comins Township Planning Commission
November 14, 2019 minutes

Call to order; 7:09

Member Roll Call: Jerry Kunnath, Lora Freer, Arisa Handrich, John McConnell, Dan Swartzendruber

Invited Rob Murphy (Zoning Administrator to the table)

Open public hearing:

Lora explained rules for public hearings.

Ron & Janice Richie- request for special use permit

- Came from Missouri and saw a church for sale and would like to continue to use the property for a church. Would also like to make into 3 parcels and build a home in the front area, also split for future possible sale.

No public comment in opposition to special use request

General/Positive comments for special use:

Amy – currently 18 churches in county – would hate to see it fail.

Dan – if fail, they would sell the property again. The burden is on the Richies.

Lou – not against having a church, but how are they taxed?

Rob – both parcels currently exempt, so if they split with a home on one, it gives a property that could be taxed.

Dan – it comes down to how assessors see it, how it's filed, etc. Possible exemption on all assets, not up to us.

Rob – encouraging split to help with taxes if possible

Lora – easement on property?

Rob – if split need 65 ft easement.

Dirk – is it a house or a church currently?

Lora – currently a house because it was sold, does not go back to a church until we approve special use permit

Janice – currently living in the living quarters as their primary residence

Dirk – future, where will be the parsonage?

Janice – far corner by the shed (northwest corner)

Janice – seems better for community for it to be used as a church than to be left empty

Lou – will they put in a new drive way?

Janice – no, use main drive

Lou – will they still be zoned residential with the tag special use?

Lora – correct

Close public comment

Finding of facts attached to minutes.

Jerry M/C, Dan 2nd – Approve the special use permit for Ron & Janice to have a church in Residential Zone contingent on getting approval from State of Michigan for non-profit.

Jerry – yes, Lora – yes, John – yes, Dan – yes, Arisa – yes

Close of special use hearing: 7:47

Call to order joint meeting with ZBA: 7:50

ZBA members: Dave Yoder, Larry Diller, Tavia Chicha

Public Comment:

Amy – what is the Verizon Tower Permit?

Rob – Verizon asked about a year ago for a permit to put a tower on Knepp Rd and Kneeland Rd. It was approved, but had some hold ups.

Review minutes from October meeting. Dan M/C, John 2nd approved

Zoning Administrator Review:

- 5 hearings for ZBA, 4 tiny houses (new ordinance now), 1 for shoe store
- Zoning report attached
- Dollar General got a smaller sign for us that will be on the ground, much more fitting to our area
- Verizon tower supposed to start building on Nov 1, not sure why they haven't started.

Next meeting: January 9, 2020 at township hall 7pm

Adjournment: Dan M/C John 2nd 8:25pm

Respectfully submitted by Arisa Handrich