

Reynolds Township Planning Commission
April 6, 2023
Meeting Minutes

7:03pm Call to Order

7:03pm Pledge of Allegiance & Invocation

7:04pm Roll Call

Members Present: Reg Potts, Jerry Poprawski, Chuck DeLaney, Robert Bergstrom, Edward Kentgen, Krystyna Kowalczyk.

Members Absent: Randy Sherburne

Also in attendance: Mark Stevens, Aaron Kindel

Meeting Notes by: Chuck DeLaney

Review of minutes from meeting on March 2, 2023.

Motion to approve meeting minutes from March 2, 2023; by Jerry Poprawski, 2nd by Krystyna Kowalczyk.

Ayes: 6

Nays: 0

Motion to approve minutes of special joint meeting of the township board & planning commission on March 20, 2023, by: Jerry Poprawski, 2nd Krystyna Kowalczyk

7:07pm Open review of Resolution to send the proposed Marihuana ordinance to the TWB.

Ed Kentgen reads the resolution. There are no questions about the resolution.

Motion to approve the resolution by: Jerry Poprawski, 2nd by Chuck DeLaney.

Ayes: Jerry Poprawski, Edward Kentgen, Reg Potts, Chuck DeLaney

Nays: Robert Bergstrom, Krystyna Kowalczyk

7:16pm Discussion of rezoning property along both sides of W Howard City-Edmore Rd from the village limits west to US131.

- Ed Kentgen reads email from Robin Sholty, township clerk, from 4/13/23, vs/vs TWB instructions to the PC on the proposed rezoning.
 - TWB suggest PC align the Twp zoning w/ the village of HC rezoning along W Howard City-Edmore Rd.
- Mark Stevens:
 - 22 residential properties in the proposed rezoning area.
 - Depth of the commercial property in the master plan is 300'. (What is this based on?)
 - The storage facility on south side of W Howard City-Edmore Rd, is currently 480' deep and zoned commercial. (Deeper than the Master Plan proposes.)
 - Needs a time limit for vacant residential to convert to new zoning of C2
 - PC needs to consider / include a special circumstance / hardship to maintain residential zoning / zoning board of appeals.
- Jerry Poprawski reads zoning suggestions from the village of HC.
 1. When a residential property of record is in existence at the time of the adoption or amendment of this chapter the property may be used for any purpose permitted by the district in which the property is located.
 2. If a residential property in the Highway Commercial District sells it can remain residential or be sold as commercial based on the special land use in the Highway Commercial District.

Reynolds Township Planning Commission

April 6, 2023

Meeting Minutes

3. If property use is abandoned for any reason for a period of one year any subsequent use shall conform to the requirements of this chapter.
4. Sect 12.1 lot size for C-1 & C-2.
5. Master Plan pg. 50 & 51 include lot size for C-1 districts.
 - Revise zoning to which section? Suggest chapter 9 = C2 Highway Commercial / Residential (Section 9 of the special land use?)
 - Addressing possible public concerns: The Assessor determines tax rate not zoning. Residential properties would continue to be taxed at residential, not commercial rates.
 - Jerry has the verbiage of the village and will write a preliminary proposal.
- Chuck DeLaney suggests aligning depth of commercial zoning with the depth of the 3 square parcels that begin at the SE corner of Amy School.
- Bob Bergstrom makes a motion of 600' for the commercial zoning on the south side of W Howard City-Edmore Rd, 2nd by Reg Potts.
Ayes: 6
Nays: 0
- Motion by Jerry Poprawski to make north boundary of commercial zoning centerline of Tamarack Creek, 2nd by Bob Bergstrom. This aligns with the property lines of the existing parcels and is a natural boundary.
Ayes: 6
Nays: 0

Public Comments:

- Aron Kindel: Are we trying to match w/ the village for simplicity?
 - Need a definition of vacant and abandoned.
- John Powell – Questions can the PC review / recommend his parcel for rezoning at this meeting.
 - Mark Stevens responds that Zoning, and the PC cannot. He needs to submit a formal application for rezoning. But he would not be denied a re-zoning request based on his proposed use being the same, mini storage, as the adjacent property.
 - Expresses concern about the 1-year abandonment window. That is does not limit or lose the use of the property as a home.

Motion to adjourn the meeting by Jerry Poprawski, 2nd Reg Potts.

Ayes: 6

Nays: 0

8:14 Meeting adjourned.