

**MINUTES SILVER CREEK TOWNSHIP
PLANNING COMMISSION MEETING – OCTOBER 28, 2020**

Chairman Terry Harris called the Planning Commission meeting to order at 7:00 p.m. on Wednesday, October 28, 2020.

The Pledge of Allegiance to the Flag of the United States of America was recited.

MEMBERS PRESENT: Nick Barnes, Debbie Brown, David Grabemeyer, Terry Harris, Jon Tidey

MEMBERS ABSENT: Tim Feirick

OTHERS PRESENT: Building and Zoning Administrator Todd Herter, Recording Secretary Liberty Nevins, members of the public

Terry Harris stated that member Bill Zuhl had resigned from the Planning Commission.

APPROVAL OF THE AGENDA

Debbie Brown motioned to approve the agenda.

Nick Barnes seconded.

Motion passed by voice vote.

APPROVAL OF SEPTEMBER 24, 2020 MINUTES

David Grabemeyer motioned to approve the September 24, 2020 Planning Commission minutes.

Debbie Brown seconded.

Motion passed by voice vote.

COMMUNICATIONS

Debbie Brown read eight letters in support of the proposed amendment to the Zoning Ordinance regarding double frontage lots. The letters were from Diane and Ron Walsworth, Warren Avery, Michael and Julie Breslin, Curt Creameans, Katherine Daly, Mary Ann Benson, Steve MacGregor, and Joann Grecko.

Terry Harris read a letter of resignation from former Planning Commission member Bill Zuhl.

PUBLIC COMMENT

Vicki Foote commented that she would be opposed to the proposed amendment to the Zoning Ordinance regarding double frontage lots. She stated that variances should be issued for double frontage lots case by case.

BUILDING AND ZONING ADMINISTRATOR'S REPORT

Todd Herter reminded everyone that the double frontage lot discussion was about all double frontage lots in the township, and not about a specific individual or family.

Terry Harris read a letter written by Todd Herter that showed how the proposed amendment would provide relief for double and triple frontage lot owners.

NEW BUSINESS – SHORT TERM VACATION RENTAL ORDINANCE PROGRESS

Terry Harris stated that he would send out an example of a rental ordinance from Fabius township in St. Joseph County to the members of the Planning Commission.

NEW BUSINESS – ELECTION OF THE 2021 PLANNING COMMISSION OFFICERS

Terry Harris stated that the positions of Chair, Vice Chair, and Secretary would be voted on.

The Planning Commission members nominated Terry Harris as Chairman.

The members nominated Tim Feirick as Vice Chairman.

The members nominated Debbie Brown as Secretary.

Nick Barnes motioned to close the nominations.

Debbie Brown seconded.

Motion passed by voice vote.

UNFINISHED BUSINESS – REVISION OF SECTION 155.023 (C) OF THE ZONING ORDINANCE

Terry Harris commented that the revision would be entitled “Double Frontage Lots” by eliminating the requirement for both sides of the corner to meet the front yard setback requirement; and to replace that setback with a provision allowing for the street side setback to be ½ of the size of the front yard setback.

David Grabemeyer motioned to revise Section 155.023 based on the change Terry Harris had previously stated.

Debbie Brown seconded.

Motion passed by voice vote.

Terry Harris stated that the revision would go forward to the Township Board for approval.

COMMISSION MEMBER COMMENTS

David Grabemeyer asked about the status of procedures for in person meetings in Silver Creek Township.

Terry Harris stated that the meetings would remain via Zoom until further notice.

ADJOURNMENT

Terry Harris stated that the next meeting would take place on November 18, 2020.

Debbie Brown motioned to adjourn.

Nick Barnes seconded.

Motion passed by voice vote.

Meeting adjourned at 7:28 p.m.

Recording Secretary, Liberty Nevins

Secretary, Debbie Brown