

# SHERMAN TOWNSHIP PLANNING COMMISSION

## MEETING MINUTES

July 12<sup>th</sup>, 2023

**Revised August 9, 2023**

1. Meeting called to order 7:00 pm. Pledge
  2. Roll Call:
    - Present: Al Smalligan, Doug Berens, Wayne Berens, Jim VanBoven, Butch Deur, Don Clark, Mark Kukal
    - Absent:
  3. Approval of Agenda: 1<sup>st</sup> by Don Clark and 2<sup>nd</sup> by Mark Kukal
  4. Approval of Meeting Minutes: 1<sup>st</sup> by Doug Berens and 2<sup>nd</sup> by Al Smalligan
  5. Public Comments (3 minutes): None
  6. Communications:
    - Chairman's Comments: None
  7. Existing Business: Report from Ordinance Committee on list of changes.
    - Ryan Coffee presented the amended Home Business Occupation (Section 17.15) that the Planning Commission had asked him to change.
      - #1. Added the language must have 40 acres and the business must be set back 250 feet from any preexisting neighboring residence.
      - #2. Added the language must have 40 acres and the business must be set back 250 feet from any preexisting neighboring residence.
      - Also eliminated the word "except", after the first sentence.
- There was much discussion between the board members regarding this ordinance.

➤ Pros:

- Restrictions would be in place as to not let in any big box stores or let the business get too large.
- The resident would still have to come in front of the Planning Board to get the business approved.
- Our township would be changing/growing with the times.
- More revenue.

➤ Cons:

- There may be noise for the residence living close to the business.
- The feeling that we are heading too more commercial rather than agricultural.
- Some felt that we are increasing the square footage of a building (unattached structure used for storage), to often. As 7 years ago we increased it from 1200 to 2400 square foot.

Roll Call on sending these changes to the Board for their review with Ryan's corrections:

Mark – yes                      Butch - yes

Doug – yes                      Jim - yes

Wayne – yes

Al – no                              Don - no

Approval to send to the Board: 1<sup>st</sup> by Mark Kukal and 2<sup>nd</sup> by Wayne Berens

8. New Business: Public Hearing will be set after the August Planning meeting.

9. Review: None

10. Public Comment:

Ken Smalligan is concerned that is if someone has 160 acres that they would be able to split is up and have a business on each of the parcels and we would be heading towards commercial.

11. Adjournment: 8:10 pm

Respectfully submitted by,  
Christina Berens