

SHERMAN TOWNSHIP PLANNING COMMISSION

MEETING MINUTES

July 13th, 2022

1. Meeting called to order 7:00pm pledge
2. Roll call
 - Present: Wayne Berens, Doug Berens, Butch Deur, Al Smalligan, Mark Kukal, Jim VanBoven
 - Absent: Don Clark
3. Approval of agenda: 1st Mark Kukal and 2nd Al Smalligan.
4. Approval of meeting minutes: 1st Al Smalligan and 2nd Mark Kukal.
5. Public comments (2 minutes): None
6. Communications:
 - Chairman's Comments: Welcome Ryan Coffey
7. Existing business:
 - Report from ordinance committee – STR ordinance review.
 - Short Term Rental Ken would like them to bring it out of committee and discuss it at the board meeting. Doug says it was worked out and they are all good.
 - Does this short-term rental ordinance apply to resorts? No because they were established under a special use. This will only apply to you if you want to rent your house out a couple of weeks or what be it.
8. New business:
 - Question on AG Zoning Interpretation
 - Agricultural Zoning – ordinance says to protect agriculture.
 - Rural residential executed improperly in the ordinance. Page 33 article 9 states that “if you are a rural residential you have a one-use family dwelling.”
 - Page 31 Agricultural distract permitted uses- farming, second one is “single-family farm dwelling.”
 - The problem is that if you go back to the definitions under dwelling a farm dwelling is “for farm or family use is permitted.” You can only build a new house if the house is the farmer’s house. Strong agricultural technique. This was done with the intention of limiting expansion in agricultural zone.
 - You can only build a new house if you are using it for farming or the farmer’s family.
 - If we merge them there will be less agricultural protection.
 - Leave it as is or if you merge it, it will soften our protection for the agricultural distract.
 - If you are in the agricultural district, you cannot build a new house unless you are farming the land.
 - Ryan’s advice would be to ask the zoning board of appeals for a hearing or amend it in some way, shape, or form.
 - Amend remove the word “farm” make it “single family dwelling.”
 - Would make it the same as rural residential but would go against protecting farmers.
 - Looking for delicate balance between protecting farms and allowing houses- leave the rural residential as is and put sliding scale under the farm zone and make it restrictive. Limit homes in the agricultural district.
 - Ryan’s suggestion if the board wants to keep it this way is to either (1) have Ryan talk with Cliff or (2) contact the Zoning Administration Board.

- Can't split below 40 acres in the agricultural district.
 - ➔ Take it back to the committee.

9. Review: None

10. Zoning Administration Report: None

11. Public comment (2 minutes):

- Gary Fetterly – compliant forms for violations of township and property ordinances and conditions.
 - Gabrian house.
 - 850 Nicholas – dwelling basically a shed.
 - 811 Ransom – mobile home with junk cars behind it.

12. Adjournment

Time: 8:16pm

Respectfully submitted by,
Chris Berens