Reynolds Township Planning Commission
Minutes for March 1, 2018 regular meeting

Call to Order: 7:00 pm

Pledge Allegiance:

Invocation by Rick Eversole

Roll Call: Members present: Robert Richards, Rick Eversole, Gary Thompson, Randy Sherburne, Dave Hauenstein Paul Mason.

Members Absent: Jerry Poprawski.

Public Comments: None.

Zoning Administrator Mark Stevens Comments: Mark says considerable interest in property along M46 and M82 also need clarification on frontage distance for commercial property.

Old Business: Re-visiting Vic-Chair appointment: In January's meeting the Commission appointed Jerry Poprawski over looking Dave Hauenstein revisit the issue and Rick Eversole made a motion and was second by Paul Mason to re-appoint/ or continue Dave's appointment there was 6 aye's and no nay's.

Secretary appointment: It was pointed out that according to the law we must have a secretary after discussion Paul Mason agreed to this position with reservations and agreement by the commissioners appointment would be limited in duties.

Secretary: Paul Mason's wife agreed to take the minutes as recorded and transcribe on a temporary trial bases to serve as the minutes for the regular and public meetings.
New Business: Each member receive a copy of the By-laws that the Planning Commission adapted on November 17, 2009 along with the MTA's sample copy for review and to be acted on at the next regular meeting.

Also received MTA booklets titled Township Planning & Zoning Decision Making and The Township Guide to Planning & Zoning for informational information.

Discussion on commercial property question or concern is how far back is used for that purpose on a parcel that is larger than a lot. Example: from the center of the road back is it 100 feet, 300 feet or could it be more or less.

According to the equalization department the entire parcel is designated as commercial once it is zoned as commercial and should be taxed as such regardless of what portion is used for that purpose.

According to the township tax assessor Denny Wright only the portion that is used commercial is taxed as such.

After discussion the Commissioners agreed to take each case on an individual bases and on its own merit based on the sight plan and information received. "example" what John Powell recently did with his approximately 40 acres on M82 he split the property with the first 300 foot back from the road frontage and running along the entire length as commercial and splitting the rest and classifying as agriculture / residential.

Public comments: None

Motion to adjourn by Paul Mason second by Dave Hauenstein. Adjourned 7:45 pm

"Note next meeting May 3, 2018"