

**HANDY TOWNSHIP PLANNING COMMISSION  
REGULAR MEETING MINUTES  
THURSDAY, OCTOBER 22, 2020**

The regular meeting of the Handy Township Planning Commission was held electronically via Zoom pursuant to the Open Meetings Act and called to order at 7:00 P.M. by Chairman Redinger.

Roll Call:

Chairman Redinger announced he was attending the meeting virtually from Handy Township.

Members present: Members Elliott, Towns, Eisele and Limonoff announced each were attending the meeting virtually and all stated they were located in Handy Township.

Members- Absent: None.

Also present: Township Zoning Administrator- Call, Assistant Zoning Administrator- Flanery, Foster, Swift, Collins, and Smith PC- Township Attorney- Michael Homier, Carlisle Wortman Associates- Township Planner- John Enos, and residents or members of the public Dan Schaafsma, Wayne Perry, Cory Alchin, Diana Brady, Donna Brady, Kevin Phipps and Rob Morrison- Morrison Landscape Nursery.

Approval of Agenda

**MOTION ELLIOTT SUPPORT EISELE TO APPROVE THE AGENDA AS PRESENTED. MOTION CARRIED.**

Brief Public Comments

None

**Matters Pertaining to the General Citizenry**

1. Business Session

A. Handy Township Planning Commission Meeting Minutes of 10-7-2020.

**MOTION EISELE SUPPORT ELLIOTT TO APPROVE THE PLANNING COMMISSION MEETING MINUTES OF OCTOBER 7, 2020 AS PRESENTED.  
MOTION CARRIED.**

2. Old Business

- A) Review Zoning Text Amendment: #2020-2, Chapter 16, Sections 12.3, 16.6, Special Uses, Waste Mgmt., Waste Transfer Stations and Processing Facilities Discussed the Township Boards concerns with the Amendment- with respect to the 300-foot setback from AR zoning rather than from a structure of an adjacent property, the greenbelt requirements and hours of operation. Commissioners considered the concerns and believe they are all very reasonable. No changes recommended.

**MOTION TOWNS SUPPORT LIMONOFF TO RECOMMEND NO CHANGES TO ZONING TEXT AMENDMENT: #2020-2, CHAPTER 16, SECTIONS 12.3, 16.6, SPECIAL USES, WASTE MANAGEMENT, WASTE TRANSFER STATIONS AND PROCESSING FACILITIES AND SEND BACK TO THE TOWNSHIP BOARD FOR APPROVAL. ROLL CALL VOTE. EISELE-AYE, ELLIOTT-AYE, TOWNS-AYE, LIMONOFF-AYE, REDINGER-AYE. AYES-5, NAYS-0, ABSTAIN-0, ABSENT-0. MOTION CARRIED.**

3. New Business

- A) Site Plan Review: Morrison Landscape Nursery, Parcel No. 4705-01-100-003 Zoning Administrator Call presented the commissioners with slides of Morrison property. Discussed up-dates that will be made to property- construction of greenhouse, concrete storage bins will be added and expand shrubbery. Township Planner, John Enos, says the applicant is proposing to significantly improve their existing property and buildings. He recommends approval of Site Plan.  
The commissioners discussed the number and type of vehicles that would be going to the property: Company vehicles (pickup trucks F150-350, 650, Non-CDL Dump trucks) Delivery Trucks (septic, fuel trucks) This is a seasonal operation so numbers will vary depending on the season. In the winter 2-3 or maybe none and spring (April-July) busy season, once a week will have a gravel train. Discussed the need for dust control on road due to the amount of traffic.

**MOTION EISELE SUPPORT TOWNS TO APPROVE SITE PLAN REVIEW FOR, MORRISON LANDSCAPE NURSERY, DATED OCTOBER 8, 2020, PARCEL NO. 4705-01-100-003, ON THE CONDITION THAT APPLICANT SHALL TAKE REASONABLE MEASURES TO MITIGATE DUST ARISING FROM THE USE OF THE PROPERTY. ROLL CALL VOTE. EISELE-AYE, TOWNS-AYE, ELLIOTT-AYE, LIMONOFF-AYE, REDINGER-AYE. AYES-5, NAYS-0, ABSTAIN-0, ABSENT-0. MOTION CARRIED.**

4. Communications

Zoning Administrator Call reported that Joe Raica plans to submit development plans for site for his property located on Nicholson Rd. Also updated the commissioners on Kathleen Smallwood, a Temporary Dwelling Permit that is no longer needed, she is building a three seasons room for her father, therefore removing the camper/RV from property.

5. Reports

None

Adjournment

**MOTION EISELE SUPPORT ELLIOTT TO ADJOURN AT 7:50 P.M.  
MOTION CARRIED.**

Respectfully Submitted,

Rebecca Morris  
Recording Secretary