

**PennfieldCharter Township  
Planning Commission Meeting  
Minutes of April 7, 2008**

Chairman Lindsay Draime called the Planning Commission meeting to order at 6:31 pm. Members present were Paul Anderson, Jon Bartlett, Lindsay Draime, Brad Messenger, Jack Pooler, Joseph Weiss and Elaine Walter. A quorum was met.

Others present: Russ Wicklund, Township Planner and Zoning Administrator; Sandra Cummings, recording secretary; a representative of Access Vision, Barbara Darlington, Deputy Supervisor, and several residents.

Meeting opened with the Pledge of Allegiance.

**Public Comment**

No public comments were made at this time.

**Additions or Deletions to the Agenda**

One addition was added to the agenda in regard to Citizen Planner continuing education classes.

**Meeting Minutes of March 3, 2008**

It was moved by Paul Anderson, seconded by Brad Messenger to approve the March 3, 2008 meeting minutes. Motion carried.

**Unfinished Business**

**A. Discussion of Split Zoned Properties**

Discussion was held regarding three split zoned areas located within sections 14, 19 and 34 of Pennfield Township. All property owners located within these areas were notified of this meeting. Zoning Administrator Russ Wicklund displayed the Township Zoning Districts Map, and pointed out the above listed areas to the Planning Commission. A Public Hearing will be held in June to cover more specific information regarding the re-zoning of these properties. The goal of the Planning Commission is to re-zone these areas to clarify the use and be consistent with surrounding areas.

One of the areas not in question is the site of Northpointe Woods Assisted Living Complex, located on North Avenue. This complex falls under the PA 425 Act, and is under the jurisdiction of the City of Battle Creek, and therefore will not be changed in any way by Pennfield Charter Township. It was pointed out that the color-coding on the Zoning Districts Map makes it difficult to separate this parcel out from under the

Township jurisdiction and it was recommended by the Planning Commission that it be given a different color to distinguish it as a unique parcel.

The Planning Commission questioned whether the re-zoning of properties would affect the taxes of those properties. It was pointed out that taxes would not be affected.

## **New Business**

### **A. Public Hearing for proposed text amendments of the Pennfield Township Zoning Ordinance**

The Planning Commission then held a public hearing to address the Draft Text Amendments making minor changes to the definitions and related language. Some clarification was asked for regarding the definition of a “berm”, and the fact that site plan reviews for berms and screening are usually done for commercial property, not residential property. The main intention here is to prevent non-compatible land uses by requiring the approval of the Planning Commission for all berms.

A motion was made by Paul Anderson, seconded by Jon Bartlett, to approve the Draft Text Amendments. Motion carried. The amendments will now be sent to Calhoun County Planning Commission for consideration.

### **B. Citizen Planner – Education for Planning Commission**

Discussion was held concerning the up-coming educational programs offered to Planning Commission members. Many different classes are being offered, including one as close as Galesburg. Classes will be offered throughout the year.

**Public Comments**

No comments at this time.

**Commissioner's Comments**

No comments at this time.

Next Planning Commission meeting will be on May 5, 2008.

Motion was made by Brad Messenger, seconded by Paul Anderson to adjourn the meeting at 7:10 pm. Motion carried.