

Peacock Township Planning Commission

Public Meeting Date: March 2, 2023

Called to Order: March 2, 2023-6:30PM

Roll Call:	Dave Gerling, Chairman	Present
	Mark Belcher, Vice Chairman	Present
	Stacy Moore, Secretary	Present
	John Blacker	Present
	Marsha Bouwkamp	Present

Minutes

Agenda Item III: Approve Agenda

Discussion: NA

Action: Motion by Marsha to deny application; seconded by John. Motion denied 3-2.

Agenda Item IV: Motion to Open Public Hearing

Discussion: NA

Action: Motioned by Marsha; seconded by Dave and approved by unanimous consent.

- Applicant Introduction - John Kersaan and Dan (brother) plan on building a stick building, concrete floor with partitioned for storage. Possibility of expanding. Plan is to rent storage units mostly for friends and family to store ATVs and boats.
 - Zoning Official Overview - Reviewed map and application
 - Applicant Presentation - Showed a map of the area and plan for building on the property. Offered to add a stipulation if the property was not utilized as proposed the property will revert back to its original classification. (Stipulation was included in "Proposed change to zoning Ordinance" draft)
 - Public Comment
 - Ann (Resident on Timber and Delong) speaking on behalf of herself and owners around the corner. Against the build of storage building due to concerns of the traffic increase. Would be okay IF the stipulation was included.
 - Laura Simon (Resident on M-37 and George St, fiancé on Wolf Lake Blvd) is against the building being built. Concerned with the added traffic.
 - Justine - Against building. Questions if ATV unloading and riding out with the ORV laws.
 - Kim - Clarified the confusion of the zoning change and not actually use of property.
 - Dave L. was curious what action the board takes to ensure stipulation. It would be enforceable if the property owner suggests the stipulation.
 - Correspondence - Tomas Wonderlink (1052 Hwy) wrote a letter stating
-

Peacock Township Planning Commission

he is against the zoning change to allow the building.

Agenda Item V: Motion to Close Hearing at 6:58PM

Discussion: NA

Action: Motioned by Dave; seconded by Marsha and approved by unanimous consent.

Agenda Item VI: Planning Commission Deliberation

Discussion:

- Concerns with traffic increase, damage to the roads, and does it set precedence of future.
- Suggestions of it coinciding with to promote tourism environment, which favors the Master Plan.

Agenda Item VII: Planning Commission Decision

Discussion: NA

Motioned by Marsha to deny application to rezone; seconded by John.

Action:

- Roll Call vote
 - Marsha: Yes
 - Stacy: No
 - Dave: No
 - Mark: No
 - John: Yes
- Vote was to approve application and move to Lake County Board.

Adjourned: Adjourn at 7:03PM

Minutes corrected and approved 4-0 at April 13, 2023 meeting