

**HANDY TOWNSHIP PLANNING COMMISSION  
REGULAR MEETING MINUTES  
THURSDAY, DECEMBER 17, 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 7:09 P.M. by Chairman Redinger.

Roll Call:

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

Members present: Members Elliott, Towns, 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, Township Supervisor- Alverson, Chris Grzenkowicz- Desine Inc. and Joe and Jennifer Raica- Copper Ridge Drive.

Approval of Agenda

**MOTION ELLIOTT SUPPORT LIMONOFF 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 10-22-2020.

**MOTION ELLIOTT SUPPORT LIMONOFF TO APPROVE THE PLANNING COMMISSION MEETING MINUTES OF OCTOBER 22, 2020 AS PRESENTED.  
MOTION CARRIED.**

2. Old Business

None

3. New Business

- A) Site Plan Review: Copper Ridge Drive, Parcel No. 4705-09-100-005 & 4705-09-300-068

Zoning Administrator Call informed the commissioners that the land splits for this property have been approved by the Handy Township Land Division Committee. Handy Township needs Road Maintenance Agreement and Road Easement Agreement. Discussed detention basin. Discussed sites being heavily wooded which will supply a buffer. The shared driveway off Grand River will be put in by Joe Raica. Will need to make more room at end of driveway for vehicles to pass one another. Desine Inc. will send amended plans to Handy Township with driveway updates.

**MOTION TOWNS SUPPORT ELLIOTT TO APPROVE SITE PLAN REVIEW FOR, COPPER RIDGE DRIVE, DATED DECEMBER 7, 2020, PARCEL NO. 4705-09-100-005 & 4705-09-300-068, ON THE CONDITION THAT APPLICANT EXPAND THE END OF THE DRIVEWAY OFF GRAND RIVER TO PROVIDE A PARKING/WAITING AREA FOR PASSAGE OF VEHICLES ON THE ROAD TO ACCESS THE EAST TWO LOTS AND ON THE CONDITION THAT APPLICANT SUPPLIES ROAD MAINTENANCE AGREEMENT AND ROAD EASEMENT AGREEMENT TO HANDY TOWNSHIP. ROLL CALL VOTE. TOWNS-AYE, ELLIOTT-AYE, LIMONOFF-AYE, REDINGER-AYE. AYES-4, NAYS-0, ABSTAIN-0, ABSENT-0. MOTION CARRIED.**

- B) Discussion: Addition of Text Amendment: #2020-8, Chapter 22, PL – Public Lands District

Discussed that Text Amendment name, Public Lands District, could be misleading. Will be changing name to Special Purpose District.

- C) Discussion: Re-Zoning of Properties (located in Northeast corner of Section 11) from RB, Residential “B” District to RA, Residential “A” District and PL, Public Lands District

Discussed re-zoning properties from RB, Residential B to RA, Residential A. The wording of RA, Residential A zoning fits best for this area.

- D) Set Public Hearing: Re-Zoning Request of Properties (located in Northeast corner of Section 11) from RB, Residential “B” District to RA, Residential “A” District and PL, Public Lands District

**MOTION ELLIOTT SUPPORT TOWNS TO SET PUBLIC HEARING FOR FEBRUARY 25, 2021 AT 7:00 PM, TO RECEIVE PUBLIC COMMENT REGARDING A ZONING TEXT AMENDMENT TO CREATE THE SP- SPECIAL PURPOSE ZONING DISTRICT AND TO CONSIDER RE-ZONING PROPERTIES (LOCATED IN NE CORNER OF SECTION 11) FROM RB, RESIDENTIAL B DISTRICT TO RA, RESIDENTIAL A DISTRICT AND SP, SPECIAL PURPOSE DISTRICT. MOTION CARRIED.**

4. Communications

Zoning Administrator Call announced he will be retiring at the end of the month. All the Commissioners wished him well and stated that they appreciate all his hard work.

5. Reports

None

Adjournment

**MOTION ELLIOTT SUPPORT TOWNS TO ADJOURN AT 8:12 P.M.  
MOTION CARRIED.**

Respectfully Submitted,

Rebecca Morris  
Recording Secretary