

# SULLIVAN TOWNSHIP PLANNING COMMISSION

## MEETING MINUTES SEPTEMBER 14, 2021

THE MEETING WAS CALLED TO ORDER AT 5:30 P.M. by Vice Chairman Carr

ROLL CALL: Members Present: Butch Michelli, Tom Anton, John Carr, Tom Jasick, Glenn Gustafson, Jim Kotecki Members Absent: Eloise Jarka Guests 7

The August 10, 2021, meeting minutes were presented and read by Vice Chairman Carr. It was moved by Tom Jasick, to accept the meeting minutes as presented. The motion was seconded by Jim Kotecki and approved by all Planning Commission members present.

### AGENDA:

- Brodner Rezoning Application, 4056 E. Summit Parcel 61-16-006-100-0010-00
- John Bonthuis, 8105 Heights Ravenna Building Addition Inquiry
- Charles Arends, Special Use Permit for Solar Array
- Mike Jawor, 7461 Heights Ravenna application for accessory building variance
- Tom Jasick, update on Sullivan Lake Park

**Brodner Rezoning Application Hearing**, 4056 E. Summit Parcel 61-16-006-100-0010-00, to be rezoned from RR (5 acres) to R2 (1.25 acres).

Memorandum dated 9/08/21 from FCP was read by John Carr. This memo was not available to PC members prior to the meeting.

The hearing was opened at 6:01pm for public comment following a motion by Tom Jasick, that was seconded by Butch Michelli, and approved unanimously. Mr. Brodner presented to the PC his reasoning for rezoning with one neighbor providing support. A motion to close comments to the public at 6:15 was made by Tom Jasick, seconded by Jim Kotecki, and approved unanimously.

Chairman Anton opened the meeting for discussion by the PC. Items discussed were RR, R2 vs R1 zoning districts, and spot zoning. A motion to table the hearing until the next PC meeting on October 12, 2021 due to the PC members not receiving the application and documents prior to the meeting was made by Butch Michelli, seconded by Tom Jasick and approved unanimously.

### **John Bonthuis, 8105 Heights Ravenna Building Addition**

Mr. Bonthuis was inquiring about a building addition to his commercial property. He was advised to contact Julie Lovelace at Fresh Coast Planning . PC members asked if a site plan review may be required.

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### **Special Use Permit Application Charles Arends parcel #16-022-400-0007-00**

A motion to reopen the solar array special use hearing was made by Tom Jasick, seconded by Jim Kotecki, and approved unanimously. There was a review of the previously discussed items and Mr. Arends answered questions. A motion to close the hearing for discussion was made by Tom Jasick, seconded by Glenn Gustafson, and approved unanimously.

A motion to approve the Special use permit was made by John Carr, seconded by Butch Michelli, and approved unanimously.

### **Mike Jawor, 7461 Heights Ravenna**

Application for an accessory building variance was received. No action at this meeting.

### **Tom Jasick, update on Sullivan Lake Park**

Tom has been working on improving the grass around the new parking lot area at Sullivan lake Park, including cutting, soil analysis, weed killer, fertilizer, and grass seed.

A motion to adjourn the meeting was made at 7:45 by Tom Jasick, seconded by Butch Michelli, and approved unanimously.

Respectfully submitted,

John Carr

September 27, 2021