

The Middlebury Township Planning Commission met for a regular meeting on March 1, 2007 at 7:30 p.m. at the Ovid Municipal Building located at 114 E. Front St. Ovid, Michigan. At 7:35 p.m. the meeting was called to order by Chairman Dennis Smalec with the pledge to the flag. Board members present were: Smalec, Mike Stevens, Rich Givens, Gene Ruess, David Sovis and Audrey Sovis. Glen Nethaway was absent.

General Business: A motion was made by Givens, seconded by Ruess to approve the minutes of the February 1, 2007 meeting; all ayes, no nays, one absent, carried. A motion was made by Smalec, seconded by Givens to approve the agenda as presented; all ayes, no nays, one absent, carried.

Scheduled Comments: Correspondence was received from the County in regard to an application filed by Jeffery Potter's lawyer to seek approval to amend the Home Business section of the county zoning ordinance; specifically Section 5.3.2.B. #11 to include a repair facility for minor vehicles within the agricultural districts per special land use approval.

A copy of the application, the current zoning ordinance and staff comments from the County were reviewed and debated. After lengthy discussion, a motion was made by A. Sovis seconded by Givens to recommend to the township board that the proposed language changes to the current zoning ordinance be denied for the following reasons:

1. The proposed changes are **not** in agreement with the Middlebury Township Land Use Plan.
2. The Middlebury Township Planning Commission's opinion is in agreement with the County's; that it would be very difficult for an applicant to meet the existing standards of a special use permit within the zoning ordinance.

A vote was taken; all ayes, no nays, one absent, carried.

Public Comments: None

Unfinished Business: It was noted by A. Sovis that this board never approved the proposed changes to the By-laws of the Township Planning Commission after notifying the Township Board of said changes. A motion was made by Givens, seconded by D. Sovis to approve the proposed changes to the Bylaws for the Middlebury Township Planning Commission; all ayes, no nays, one absent, carried.

Discussion proceeded on the Land Use Plan update. One suggestion touched on the idea of educating the public of the Land Use Plan and what the intent of the plan entails. Another idea is to explore is the establishing of a township ordinance to prohibit the creation of private roads, thereby requiring that any new roads be built to the Road Commission's specification. Board members are asked to review pages 53-58 for the April meeting.

New Business: None

At 8:43 p.m. a motion was made by A. Sovis, seconded by Ruess to adjourn. All ayes, no nays, one absent, carried.