

DRAFT

The Middlebury Township Planning Commission met for a regular meeting on February 1, 2007 at 7: 30 p.m. at the Ovid Municipal Building located at 114 E. Front St. Ovid, Michigan. The meeting was called to order by Chairman Dennis Smalec. Other board members present were: Mike Stevens, David Sovis, Audrey Sovis, Rich Givens, Glen Nethaway and Gene Ruess. There were none absent.

General Business: A motion to dispense with the pledge and roll call was made by A. Sovis, seconded by Givens; all ayes, no nays, carried. A motion was made by Givens, seconded by Ruess to approve the minutes of the January 4, 2007 meeting; all ayes, no nays, carried. A motion to approve the agenda was made by A. Sovis, seconded by D. Sovis; all ayes, no nays, carried.

Scheduled Comments: A correspondence piece received from the County regarding township comments on the proposed Text Amendment (PTA) on “Adaptive Use” was passed around for board members to read.

Public Comments: None

Unfinished Business: Middlebury Township has asked for a 30 day extension to further review the PTA regarding Minimum/Maximum Lot Sizes. Upon discussion and information provided from the County, a motion was made by A. Sovis, seconded by Smalec to recommend to the Township Board and the County that the Middlebury Township Planning Commission is not in favor of the proposed changes made to the County Ordinance in regard to Maximum/Minimum Lot Sizes. The reasons given were as follows:

1. As presented, there is no maximum lot size indicated for A1, A1 ½ or A2 Zoning.
2. This PTA does not comply with the Middlebury Township Land Use Plan.
3. This PTA does not accomplish what this township is trying to achieve in preserving farm land.

Questions and comments that this board would like to make include:

1. Why is the Board of Commissioners asking for this change? Are there underlying problems that the townships are unaware of?
2. What *specific* issues arose from the current Zoning Ordinance that brought about the desire to want to make these changes?
3. This Planning Board feels that decisions on this and other PTA’s could be more thoughtfully considered if a detailed explanation or reason(s) for proposed changes were included in the PTA when it is sent to the townships. (i.e. Who wants this changed? *Specifically*, why is the current ordinance not working?

The Middlebury Master Plan was reviewed further and no changes were recommended on the section that was covered for this month.

Adjourn: At 8:45 p.m. a motion was made by A. Sovis, seconded by Givens to adjourn the meeting; all ayes, no nays, carried.

Audrey Sovis 2/2/07 2:28 PM
 Comment: Board rejected changes to County Ordinance