

**Blumfield Township Planning Commission
December 12, 2022 Public Meeting**

Planning Commission Board Members:

X	Bruce Landskroener (Chairman)	a	Charles Kerns (Vice Chairman)	X	Tom Beyerlein
X	Al Poellet	X	Jerry Ebenhoeh	X	Ken Huber
X	Mike Rogers				

^{xx}
(x) – In attendance, (a) –absence known

Guests: Wes Reinbold (Twp. Supervisor), Brian Bills (Zoning Administrator), Bry Galganski (Twp code enforcement), Citizens

1. Chairman Landskroener called the public hearing to order at 7:00 pm.
2. Motion by Rogers to approve the November 9th and September 12th minutes. Support by Beyerlein. Passed 6-0.
3. Ordinance Section 20.8 (Accessory Uses, Buildings, and Structures) G (Prior to a Principal Structure).

Significant discussion regarding allowing an accessory building on a R-1 parcel prior to a Principal Structure if the parcel is included in a homestead containing the primary residence of the landowner and all homestead parcels are adjoined or adjacent via roadway.

Concerns were expressed that the sale of said parcel(s) could enable a parcel to break the above proposed homestead allowance and not be enforceable via State, County or Township review prior to sale.

Landskroener to review above scenario with outside counsel and distribute findings to Planning Commission members.

4. Discussed potential building of an accessory building at 11838 Holland Rd. Due to lot size, it is recommended the resident receives written permission from Consumers Power regarding setback distances from the overhead power lines - Brian Bills to follow-up with resident.
5. The meeting adjourned at 7:50 pm. Motion by Poellet with support from Ebenhoeh to adjourn. Passed 6-0.
6. Next meeting is scheduled for April 17th, 2023 at 7pm.

Respectfully submitted,
Mike Rogers, Secretary