

Perry Township
Planning Commission Annual Report
2023

In 2023, the Planning Commission met eight times.

The major issues covered were:

1. The Master Plan Update
2. The mining operation in the northwest corner of the township
3. Preparing a possible zoning ordinance for the Township
4. General Planning Commission Business

1. The primary focus of the first part of the year was the revision of the Township Master Plan. It was adopted by the Planning Commission on August 17, 2023.

The next review of the Master Plan will need to be done in 2028.

2. The Planning Commission also reviewed and advised on the issue of a possible pre-existing non-conforming use of a gravel and sand mine in the northwest corner of the township at the junction of Beardslee and Church Roads. It was eventually determined by the County Zoning Board of Appeals that the operation did not fit the definition of a pre-existing non-conforming use; and that if it wanted to continue operating, it would need to apply for the proper permits as would any current operation.

3. Given the Township's concerns over recent decisions made by the County Board of Commissioners which ignored the township's recommendations, it was decided that now that the Master Plan is updated, the Planning Commission should prepare a Zoning Ordinance in case the Township decides to take back its decision-making power in planning and zoning. The Planning Commission spent the final months of 2023 reviewing the language for a possible ordinance and will continue to do so well into 2024.

4. Other items covered in 2023 were

- a. Election of Officers in June. Duane Wood, Chairman; Beth Andrus, Vice-Chair; Sandy Michalek, Secretary. According to the By-Laws, the officers assume their position in July of each year.
- b. Letters were sent to the governor and our state legislators opposing the proposed replacement of local zoning decisions

for mining and commercial renewable energy systems with state control of these vital areas of decision-making.

- c. Recommendation to the Township Board that they suggest a language change in the proposed county ordinance on renewable energy to provide that the county must be notified by the insurer if the required surety bond lapses.
- d. The Planning Commission recommended approval of a Special Use Permit for L.A. Auto, the request from resident Josh Sawyer for a variance on the setback required for a garage and the Site Plan for Nelson Holding Company.

Submitted By:

Duane Wood
Duane Wood, Chair

FEBRUARY-15-24
Date