



RICHLAND TOWNSHIP

Kalamazoo County

**Township of Richland
Minutes of a Planning Commission Meeting
Held on May 24, 2023 – 7:00 p.m. meeting**

A regular meeting of the Richland Township Planning Commission was conducted on May 24, 2023 at 7:00 p.m. at the Township Hall.

Present were:

Tim VanderMeulen
Morgan Belt
Gary Drouin
John McCann
Ron Vorholt
Dave Wendzel
Andrew Woolf

Also present were Township Clerk/Zoning Administrator Bear Priest, Township Planning Consultant Brad Kotrba, Township Attorney Catherine Kaufman. There were 16 other members of the audience. VanderMeulen called the meeting to order at 7:00 p.m.

APPROVAL OF AGENDA

The Planning Commission discussed tabling any discussion of the solar energy ordinance because of the length of the agenda and setting a special meeting to for this continued review.

Wendzel moved, supported by McCann, to set a special meeting for June 7, 2023. The motion carried unanimously.

Belt moved, supported by Drouin, to approve the agenda with the deletion of discussion of solar energy ordinance. The motion carried unanimously.

MINUTES

Woolf moved, supported by Drouin, to approve the April 26, 2023 minutes as presented. The motion carried unanimously.

The Planning Commission commented that many of them had not had time to review the proposed May 10, 2023 meeting minutes.

Drouin moved, supported by Woolf, to table the consideration of the May 10, 2023 minutes until the next meeting. The motion carried unanimously.

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1 The Planning Commission discussed Attorney Seeber’s recommendation to streamline minutes,
2 summarizing major concepts. The Planning Commission determined to discuss this suggestion further
3 with Attorney Seeber at an upcoming meeting.
4

5 **CORRESPONDENCE**
6

7 Priest said that a letter had been submitted to the Planning Commission in support of Rebecca Sanchez,
8 Little Hands Montessori that day. He said that the letter had been distributed to each Planning
9 Commission member on the table.
10

11 **PUBLIC COMMENT**

12 None
13

14 **UNFINISHED BUSINESS**
15

- 16 • **Text Amendments for Animal Protection Shelters – tabled from April 26, 2023**
17 Joni Kelly, Catnap Lodge – 10418 N 32nd Street
18

19 Kotrba said he made the proposed edits as discussed previously by the Planning Commission. He said that
20 an animal protection shelter would be a special exception use in the C district, B-1 and [redacted] district. He
21 said that in the definitions he removed the animal abuse offense as being unnecessary and added a health
22 certificate (which MDARD requires). He added the maintenance of license and inspection is required. He
23 outlined proposed revisions to special use requirements including maximum number and type of animals;
24 meet MDARD requirements as specified; annual MDARD inspection and landscaping for screening.
25

26 The Planning Commission discussed proposed setbacks and screening requirements, ensuring neutering
27 for animals in a shelter through monetary deposit, minimum acreage. Kotrba said there is no proposed
28 minimum acreage for an animal protection shelter, but that the minimum lot size in the B-1 district is 1
29 acre and in the C district it is 20,000 square feet.
30

31 VanderMeulen asked what the current location is zoned and would a variance be required for minimum
32 lot size. Kotrba said that the current facility is zoned A-1 and may need to be rezoned to be approved for
33 an animal protection shelter. Woolf felt it was important to require minimum setbacks. Belt commented
34 that canines generally need an outside exercise yard. McCann suggested developing minimum setbacks
35 so that any applicant would have guidelines for site design. Priest said that in the C district the front yard
36 setback is 50 feet, side yards 20 feet and rear yard 20 feet. Priest said that the B-1 setbacks are 50 feet
37 front yard, 20 feet side yards and rear yard 30 feet.
38

39 The Planning Commission determined that annual inspections are important and that the Township/PC
40 should be advised of annual inspection results.
41

42 **There being no further discussion, McCann moved, supported by Woolf to set a public hearing on the**
43 **proposed zoning ordinance text amendments for animal protection shelters. The motion carried**
44 **unanimously.**
45

- 46 • **Site Plan – Richland Assisted Living – tabled from April 26, 2023**
47 Richland Assisted Living, LLC, 8774 N. 32nd Street

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1 The Planning Commission asked Fire Chief Jerry Luedecking to comment on the proposed amendment to
2 the special exception use permit to allow an additional memory care unit at the existing Beacon Point
3 facility. Chief Luedecking said that the State BFS will do the licensing and the State Fire Marshall will
4 inspect. He said that the state considers these two separate projects: the existing Beacon Care facility
5 and the new proposed memory care wing. Chief Luedecking said it is his understanding that the state will
6 treat these as two separate projects. Chief Luedecking also referenced his memo dated 5/23/2023 noting
7 required fire wall separation and driveway along the north side of the building. He also said he still needs
8 water calculations from the City of Kalamazoo in terms of sprinkler system for the proposed memory care
9 addition. Chief Luedecking recounted his prior conversations with owners of Beacon Point about ability
10 to provide adequate water for sprinkler system and that now that there is an addition proposed, the water
11 pressure may not be adequate to add sprinkler for memory care.

12
13 Tim Dockerty said he has developed 12 facilities in Michigan. He understands that 2 licenses are needed.
14 He will put in required fire walls for separation. He said that the water line has been approved by the
15 building official. He also said that the required fire drive issue is resolved. He said that his company will
16 do what is needed to obtain Township approval.

17
18 Chief Luedecking agrees that the fire drive issue is resolved. He said a gravel drive will be installed on the
19 north side of the building. He noted that the sidewalk is part of the overall drive width. Chief Luedecking
20 said that the applicant needs to submit his construction plans to BFS and begin state licensing process.
21 He said that the requested hydraulic calculations are still outstanding. He said the size of the water line
22 is critical and he needs the information.

23
24 Woolf said that the PC cannot approve a site plan if more information is still needed on necessary water
25 service.

26
27 Chief Luedecking said that KABA, BFS can put a stop work order on the project until all concerns are
28 addressed.

29
30 The Planning Commission discussed status of proposed Phase 2 of the original plan. There was discussion
31 regarding possible variations and phases of plan. The Planning Commission asked if the approved site
32 plan was incorrect, would it be binding. Attorney Kaufman said that if the site plan was approved, it would
33 be binding unless it violated some other law or regulation.

34
35 **There being no further discussion, McCann moved, supported by Woolf, to table indefinitely the site**
36 **plan review until information on required fire access and water supply is provided. The motion**
37 **carried unanimously.**

38 **NEW BUSINESS**

- 39
40 • **Conditional Rezoning Request -Scott Shepherd, 7532 E. C Avenue (Public Hearing)**

41
42 Applicant Scott Shepherd distributed a handout including a list of items of interest and known facts, which
43 included a copy of assessing card, real estate listing agreement and copy of approval from 2004. Scott
44 Shepherd said he is seeking a conditional rezoning of this property to B-1 to allow multi family dwelling
45 units. Mr. Shepherd said he and his wife had purchased this property in September 2020. It was their
46 intention to improve the units so as to provide rental housing. They began work on the units, including

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1 adding a new roof. They were later informed that this property may be a nonconforming use. They
2 stopped their improvements midway through their projects; this was 18 months after their purchase.

3
4 Mr. Shepherd said some of the tenants have been residents of this property for over 10 years. He said it
5 would be an extreme hardship on the residents if they were displaced, as they work in the community
6 and may not be able to find other housing in the community. He is requesting a conditional rezoning to
7 B-1 to allow continued residential use by BIPOC families. He said he proposes 4 dwelling units on this
8 property. He said 2 exist now and are complete. He said he has work underway on another dwelling unit
9 and feels that there is one more possible unit. He said the 2 existing units house families – one has 2
10 bedrooms and the other has 3 bedrooms. He has made cosmetic improvements and charges less than
11 market rent.

12
13 Priest said that the Township has no record of the second unit ever being lawfully created or constructed.
14 He said that despite a 2004 electrical permit, the A-1 zoning district has never allowed multiple family
15 dwellings. He said there are no building permits for the 2 additional units. Priest said that the owners are
16 trying to resolve this issue. He said that the overall site size is 4.2 acres. He said that the assessing records
17 show this property has one single family home with a workshop.

18
19 Mr. Shepherd says he has title company records and will provide evidence that the property has been sold
20 as a duplex.

21
22 VanderMeulen opened the public hearing on this request at 7:55 p.m.

23
24 Sara McCloughan said she is an adjoining property owner that shares a drive with this property. She asked
25 if her property taxes would increase if this property is rezoned. She also asked how many units could be
26 built on the site. She also asked if there are more units on the driveway, does it become a road?

27
28 There being no further public comment, VanderMeulen closed the public hearing.

29
30 Priest said that the property would continue to be taxed as residential if rezoned. Attorney Kaufman
31 outlined the conditional rezoning process, noting that the applicant must offer conditions. The Township
32 cannot require conditions.

33
34 McCann asked what did the Township property records show when the building was purchased. Mr.
35 Shepherd said that the Township tax records showed multiple family, with 2 dwelling units on the
36 property. Mr. Shepherd said that they own 10 other multiple family dwellings in Kalamazoo.

37
38 Drouin asked if the property was rezoned could additional dwelling units be added? Mr. Shepherd said
39 that he wants to put 4 dwelling units on the property. Mr. Shepherd said he would agree to no add onto
40 or expand the building. He noted that all of the buildings he owns have annual rental inspections.

41
42 McCann said that even though the tax record cards show the property as multi-family (duplex), there are
43 no building department records indicating that the property was ever legally converted to a duplex or 2
44 dwelling units. Wendzel said that he thought the one building had been constructed as a duplex.

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1 Mr. Shepherd stated that he would agree to amend the conditions offered in conjunction with the
2 conditional rezoning request to allow 4 dwelling units in one building, with all other conditions remaining
3 the same.

4
5 Drouin asked about parking on site. Mr. Shepherd said there are 6 parking spaces on site now, with room
6 for more.

7
8 Priest said that the property owners would need building permits to allow the proposed development, at
9 which time parking could be reviewed.

10
11 The Planning Commission discussed the application. Planning Commissioners said it was hard to reconcile
12 the fact that the property is currently being used for 2 dwelling units and even if the Township made an
13 error allowing 2 units, it would be a hardship to force people to move out of their homes at this point.
14 The Planning Commission also discussed wanting to avoid spot zoning (ie., B-1 conditional zoning in the
15 middle of A-1 zoning) and the fact that the Township should not be bound by an error or to rezone to
16 accommodate an error.

17
18 Mr. Shepherd said that Consumers Energy has installed 2 meters to his property.
19 Attorney Kaufman outlined options for the Planning Commission, including recommendation of approval
20 based on conditions offered by the applicant, recommendation of denial or tabling to gather more
21 information.

22
23 Mr. Shepherd said that he wanted to amend his written conditions supporting his conditional rezoning
24 request.

25
26 **There being no further discussion, Woolf moved, supported by Belt, to table the conditional rezoning**
27 **application until such time as the applicant amended his offered conditions and resubmitted to the**
28 **Township. The motion carried unanimously**

- 29
30 • Special Exception and Site Plan Amendment Request – Dockmasters, 10194 E M-89 (Public
31 Hearing)

32
33 Noah Boyd, Wightman, said he represented the applicant. He also introduced Josh White, who is the
34 owner of Dockmasters. Mr. Boyd said that the site is about 8.5 acres in size and zoned D, Regional
35 Commercial Zoning. The applicant recently purchased an additional 2.5 acres from an adjoining parcel in
36 order to expand his business and to install a detention basin for stormwater runoff. Mr. White's business
37 is sales and storage of marine docks and boat lifts. Mr. Boyd said that the client wants to expand as much
38 as possible on the site, providing more outdoor storage. The proposal is to not gravel the proposed
39 outside storage area, leaving it in grass instead. A small area on the east side of the lot is proposed to be
40 gravel and will be used for outdoor storage. Mr. Boyd said that a landscape plan had been submitted and
41 that the applicant proposes to use existing landscaping for screening. He also said that there are two
42 existing depressions on the south side of the property. The proposal is to fill one depression in and that
43 the other will be redesigned and used for stormwater retention.

44
45 Priest said that the applicant recently purchased an additional 2.5-acre parcel, so the proposal is to revise
46 the site plan. He said special exception use approval is required for outdoor boat storage and outdoor
47 retail open air display.

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1 Kotrba presented his staff report dated May 15, 2023. In terms of site plan review, he said that all
2 dimensional requirements are met. He said that the required 20-foot landscape buffer is met. He also
3 said that the 65 feet of landscaping requires the installation of 3 trees. He discussed the requirements for
4 parking lot landscaping and said that none is proposed. He said that the Planning Commission may
5 consider if the adjacent existing landscape screening (about 136 square feet in size – 2/3 of what is
6 required) meets the requirements. Kotrba also said that one tree is required for the parking lot; the
7 Planning Commission may accept the existing screening or waive the requirement. He said that there is
8 existing landscaping around the parking lot. He asked if the Planning commission felt that the outside
9 storage should be screened from the road.

10
11 Kotrba said no lighting plan has been submitted and that the applicant needs to clarify the proposed
12 lighting. He said that no additional signage is proposed, but that all existing signs must get permits.
13 Kotrba also commented that the parking spaces must be 10' x 20' and that ADA spaces must be installed.
14 Kotrba said that 22-foot drive aisles must be maintained. He said that no sidewalks are proposed for M-
15 89.

16
17 In terms of the special exception use requests, Kotrba said that outdoor display is proposed for the
18 northeast side of the lot (docks for sale), with a paved surface required. He explained that the Planning
19 Commission may waive the paved surface. Noah Boyd said that the applicant is requesting that the open-
20 air display be on grass/natural vegetation, versus pavement. Kotrba said that the proposed display area
21 does meet required 50-foot setback and are not planned to be screened. Kotrba asked the Planning
22 Commission to discuss whether screening was needed for the outdoor display area. No additional signs
23 are proposed or will be allowed. Kotrba said no tarps or tents are allowed in the open display area.

24
25 The Planning Commission discussed the outdoor display area and using tarps to cover outdoor display.
26 The Commission noted that the 20-foot landscape strip requirement was met; that the proposed display
27 area would not eliminate required parking spaces and that the hours of operation and duration of outdoor
28 display was not addressed by the applicant.

29
30 VanderMuelen opened the public hearing at 8:40 p.m.

31
32 Rebecca Sanchez said she is a community member and supports this project and local business.

33
34 There being no further public comment, VanderMeulen closed the public hearing

35
36 Priest referenced a memo from Township Engineer Tom Wheat, dated 5/2/2023, stating that a prior 2017
37 site plan approval for this property required stormwater to be directed to the northwest and retained on
38 site by the construction of a 4-foot berm. Wheat noted that the required 4-foot berm was never built.
39 He also requested additional information regarding runoff from the northeast part of the site, to make
40 sure it will not impact the eastern neighbor. He noted that the driveway grade is 10% which is high for a
41 driveway, but is acceptable.

42
43 The Planning Commission discussed the proposed landscape plan. Kotrba noted that 3 trees are proposed
44 to screen parking. He said that the Planning Commission had the authority to require additional
45 landscaping. McCann asked for clarification on the landscape plan. He also noted that all outdoor storage
46 will be on the east side of the property. Kotrba said screening is required on the sides. McCann felt that

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1 screening should be installed along M-89. The Planning Commission also discussed the boat lift display
2 area.

3
4 Josh White, applicant, said that the outdoor display will be a combination of sales and storage.
5 Drouin asked about erosion along M-89 frontage. Chief Luedecking said that the Fire Department had no
6 issues as long as the drive aisles are kept at their existing width.

7
8 **There being no further discussion, Woolf moved, supported by Belt, to approve the special exception**
9 **use and site plan application as submitted with the understanding that any boat lift canopy is not**
10 **included in the prohibition on tarps or covers, subject to the following conditions: 1) a site lighting plan**
11 **is to be provided to the Township; 2) grass is satisfactory for the outdoor display area; 3) the dumpster**
12 **is allowed to remain in the current location.**

13
14 **The Planning Commission discussed the motion regarding location of the existing dumpster. Woolf felt**
15 **that the site is unique, given the elevation from the road and that the dumpster is not readily visible to**
16 **passing traffic. The Planning Commission discussed fencing around the dumpster.**

17
18 **There being no further discussion, VanderMeulen called for a vote. Yes: Drouin, Wendzel, Belt, Woolf,**
19 **Vorholt, VanderMeulen. No: McCann. The motion passed 6-1.**

20
21 • **Site Plan Approval – Rebecca L. Sanchez, 9703 E. M-89**
22 Rebecca Sanchez, applicant, said that she is looking for a permanent location for a Montessori school.
23 Rachel Hughes-Nilsson said she is the applicant’s architect. She said that Ms. Sanchez has made a
24 conditional purchase offer on the property at 9703 E. M-89. She said this is property is unique: it is
25 commercially zoned, but very oddly shaped (narrow trapezoid shape). Ms. Hughes-Nilsson said that the
26 proposed site plan reduces impervious surface and will provide 7 parking spaces (4 on site now). She said
27 a fence will be installed around the play area. She said no dumpster is planned.

28
29 VanderMeulen said the site currently houses a Tae Kwan Do studio.

30
31 Ms. Hughes-Nilsson said that the applicant has considered several parking options, using one-way drives
32 and narrowing the drive.

33
34 VanderMeulen asked how many kids would be registered at the school. Ms. Sanchez said that there would
35 be 20 kids max next year; 18 have already enrolled. Ms. Sanchez said that she wants to use a one-way
36 drive with drop off line up on D Avenue.

37
38 Priest said that the Planning Commission had received correspondence that day, in support of the
39 application. Priest said the correspondence had been distributed to the Planning Commission.

40
41 Chief Luedecking said he is concerned about the parking area and the access to M-89 and accidents. He
42 said that BFS will inspect the school.

43
44 Ms. Sanchez said she has already had the BFS inspection.

45

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1 Belt said she is concerned about the proposed parking – 7 spaces – to serve 18 students and 2 employees.
2 She said that during drop off and pick up she thinks there will be considerable stacking of cars on E. D
3 Avenue. McCann asked how the drop off line would work.
4

5 Ms. Sanchez said the drop off line will stack on E D Avenue and exit onto M-89. She said extra staff (4 in
6 total) will be available at drop off and pick up time. Ms. Sanchez emphasized that the students are 3-6
7 years old, that the school teaches Spanish and is very community minded.
8

9 Woolf asked if the drop off line would encompass the curbed sidewalk. Hughes-Nilsson said it would.
10 Woolf asked if there would be a vehicular barrier for the playground. Hughes-Nilsson explained that the
11 parking lot location may shift slightly; they are in the process of getting a topo survey. She said it is
12 anticipated that the parking lot may shift slightly to the east side of the building.
13

14 VanderMeulen said this property is near the intersection of 2 very busy roads. He is concerned about
15 children getting into the road. Hughes-Nilsson reiterated the proposed drop off process. The Planning
16 Commission reviewed the proposed parking and drop off situations. Hughes-Nilsson asked for guidance
17 from the Commission as to the required 22-foot two-way drive requirement. She asked if a one-way drive
18 of 14 feet would also work.
19

20 Ms. Sanchez added that the school will be licensed for child care and school children. She is seeking a
21 grant to update the building. She asked if they could use a 14-foot one way drive.
22

23 The Planning Commission clarified that there are no one way drive standards in the Zoning Ordinance.
24 Vorholt asked if the site plan addressed the M-89 right of way. Hughes-Nilsson said if the applicant can
25 use a one-way drive, they can stay out of the M-89 right of way.
26

27 McCann asked why the applicant does not maintain the current parking lot. Ms. Sanchez said the school's
28 board did not like the large amount of asphalt.
29

30 VanderMeulen said that the Planning Commission cannot approve a site plan until the site design is final.
31 Priest noted that the existing site works and the school could open without any site changes.
32

33 **There being no further discussion, Woolf moved, supported by Belt, to table the site plan approval until**
34 **all revisions are made. The motion passed unanimously.**
35

36 • **Special Exception Use and Site Plan Amendment – Pampered Paws, 7800 N. 34th (Public Hearing)**
37

38 Planning Commissioner Belt left the Commission table to present her application. She said that her
39 business is currently located at 7800 N. 34th Street and provides dog daycare, training and group play. She
40 her husband want to add a second 1400 square foot building for individual training and grooming. She
41 said that they plan to expand their services to cater to dogs that need additional attention.
42

43 Kotrba reviewed his staff report dated 5/12/2023 about site plan requirements, noting that a 20 foot
44 landscape buffer is required, but that the existing lawn is 12' and would therefore be nonconforming. He
45 said that the parking lot drive aisle width is 22 feet. He said street trees are required, but that they cannot
46 be installed in the right of way. Also, 600 square feet of landscaping is required in the parking lot, although
47 the Planning Commission can waive this requirement. He noted that some trees were removed when the

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1 high school went in. He said that the kennel ordinance requires fencing, but fencing may not be needed
2 as natural vegetation/screening exists. He said perimeter fencing is required within 100 feet of a
3 residence, but that requirement does not apply in this case. He said no lighting plan was submitted and
4 that a new sign is proposed. Kotrba also said that parking spaces will be 10' by 20' and that 2 ADA spaces
5 will be required. He confirmed that vehicular access meets requirements.

6
7 VandeMuelen opened the public hearing at 9:50 p.m.

8
9 Jeff Belt, 7800 N. 34th Street, said he is the co-applicant and is happy to answer any questions.

10
11 VanderMeulen closed the public hearing.

12
13 McCann asked for clarification of all site plan requirements met with the proposed plan.

14
15 Kotrba said that some items are nonconforming and will remain nonconforming.

16
17 The Planning Commission reviewed the proposed location of the new fencing to determine if it will meet
18 setbacks. Brad said this property is in the D zoning district. Woolf asked where there was no sidewalk
19 proposed. Brad confirmed there is not sidewalk requirement.

20
21 **There being no further discussion, Woolf moved, to approve the site plan and special exception use**
22 **approval as presented, based upon the staff report dated 5/12/2023, which is incorporated into the**
23 **record and as reference to the existing and continuing nonconformities, with the condition that the**
24 **proposed fencing is in compliance with ordinance requirements or that the applicant obtains a variance**
25 **for the fencing. The motion was supported by Wendzel. A roll call vote was taken. Yes: McCann,**
26 **Vorholt, Woolf, Wendzel, VanderMeulen. No: Drouin. Abstain: Bolt. The motion passed 5-1, with one**
27 **abstention.**

28
29 Drouin asked about existing landscaping. Applicant Belt said that there are existing trees that will remain
30 and that there is a landscape area in front of the building.

- 31
32 • **Site Plan Approval – Gull Meadow Farms, 8554 Gull Road**

33
34 Planning Commissioner Wendzel left the Commission table and took a seat in the audience.

35
36 Justin Wendzel addressed the Commission. He said that this proposed site plan amendments cover the
37 following proposed changes/additions to the existing approved site plan: construction of a 1,040 square
38 foot bathroom building, construction of a 3,840 sq. ft corn crib building, construction of an 800 square
39 foot ticket booth, construction of a 5,000 square foot concessions building, relocation of parking and
40 relocation of the outdoor entertainment area. Justin Wendzel said that the most recent site plan for the
41 property was approved in 2022. He said that they plan to relocate parking add sidewalks throughout the
42 site. He said this will provide easier and safer access throughout the site. He said all handicap parking
43 spots will be concrete.

44
45 He said the corn crib building will be relocated and a path installed to the building. He said it will be a
46 pavilion with screening, containing a corn sandbox. He said there will be a crushed gravel 21AA path to
47 the bathroom building.

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1 Priest said that the corn crib building requires bathrooms within 500 feet. He said he can approve all
2 proposed revisions to the site plan except the changes to the handicap parking. He clarified that the
3 Planning Commission only needs to approve the proposed changes to the handicap parking area.

4
5 Justin Wendzel said that the permanent bathrooms will be constructed and available next year.

6
7 The Planning Commission discussed the proposed new locations of the handicap parking and requirement
8 for concrete.

9
10 **There being no further discussion, McCann moved, supported by Vorholt, to approve the site plan**
11 **amendment with the crosswalk being in concrete and the walking path being in 21AA crushed gravel.**
12 **The motion passed 6-0, with one abstention (Wendzel).**

13
14 **ZONING ADMINISTRATOR UPDATES**

15
16 None

17
18 **PUBLIC COMMENT**

19
20 None

21
22 **ADJOURNMENT**

23
24 **Wendzel moved, supported by McCann to adjourn the meeting at 10:15 p.m. The motion passed**
25 **unanimously.**

26
27
28
29 Respectfully Submitted,
30 Catherine Kaufman
31 Catherine Kaufman, Recording Secretary
32
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Synopsis of Actions

Richland Township Planning Commission

The Richland Township Planning Commission undertook the following actions at its meeting of May 26 2023:

1. Set a public hearing on zoning ordinance text amendments on animal protection shelters
2. Reviewed and tabled site plan review for Richland Assisted Living, 8774 N. 32nd
3. Hold public hearing and table conditional rezoning request for Scott Shepherd, 7532 E. C Ave
4. Hold public hearing and approved special exception and site plan review request with conditions of Dockmasters, 10194 E M-89, for an outdoor display and retail area.
5. Review and tabled site plan review for Rebeca Sanchez, 9703 E. M-89
6. Hold public hearing and approved with conditions a special exception use and site plan amendment for Pampered Paws, 7800 N. 34th Street
7. Reviewed and approved with conditions site plan amendment for Gull Meadow Farms, 8554 Gull Road

Date minutes available: June 6, 2023

Date minutes approved: June 28, 2023 as submitted