

June 28, 2016 PLANNING COMMISSION MEETING

Call to Order: The meeting was called to order at 7:00 pm by Chair Craig vanMelle.

Roll Call: Members present: Harry Smith, Ron Remington, Craig VanMelle, Carol Browne, Tammy Taylor. Also present: Brian MacCartny, Zoning Officer.

The Pledge of Allegiance was recited.

Approval of the Agenda: Harry Smith made a motion supported by Ron Remington to amend the June 28, 2016 Agenda to include Discussion of the Application for rezoning parcel #03-22-012-010-10 under Old Business. Motion passed. Harry Smith made a motion supported by Ron Remington approve the amended Agenda for June 28th, 2016 Planning Commission Meeting. Motion passed.

Minutes: Harry Smith made a motion supported by Ron Remington to approve minutes of the May 24, 2016 Planning Commission Meeting. Motion passed.

Old Business:

A. S & F Propane request for rezoning parcel number #03-22-012-010-10

Mr. Walter Stafford spoke on behalf of his request to rezone the corner of 121st and State route 40 from agriculture to industrial to locate a large storage tank (and about 10 small tanks) of compressed gas. This storage facility would allow his propane trucks to serve customers in our area more efficiently without driving back to the main location of the business in Richland. He asked if it was possible to rezone it commercial since that is how the existing propane tank across the street is zoned. Chair vanMelle said the attorney would need to be contacted for advice on how to proceed with this request. Commercial zoning would require a special use hearing. Mr. Stafford asked how service stations were zoned. Chair vanMelle suggested we invite the attorney to the next meeting to assist with this request.

B. Rental Property Ordinance

The final reading of the Rental Property Ordinance resulted in a motion to approve made by Craig vanMelle and supported by Ron Remington. Motion passed.

A motion was made by Carol Browne, supported by Craig vanMelle to suspend old business to review the Revised Litter, Blight and Vehicle Storage Ordinance under new business. Motion passed.

A new ordinance, Revised Litter, Blight and Vehicle Storage, was presented by the Ordinance Review subcommittee. As indicated in the in the first paragraph, this new ordinance is a compilation of three separate older ordinances that dealt with the same issues. The purpose of the change is to simplify and make it easier for residents to obtain needed information in one place. There are few substantive changes in the content. Primarily, duplication and reoccurrences of the same verbiage were removed; definitions were separated into a single section and language that was vague or made it difficult to enforce was removed. After discussion a motion was made by Ron Remington supported by Harry Smith to approve the new ordinance for recommendation to the Township Board. Motion passed.

Return to Old Business:

C. Review of Zoning Ordinance Revisions

Recommendations from Ordinance Review Committee were discussed. The additional revisions suggested were:

1. Chapter VI. (R-1) Section 6.02 (c) definition of single family dwelling revised to include "must have a minimum of 980 square feet of living space. Masonry skirting was added to description of mobile home.

Section 6.02 (l) Question was raised about the sale of eggs from chickens and whether or not that constituted a home business or was it covered under the right to sell produce from a family garden?

Section 6.04 (d) was revised to read "Lot area- The minimum lot, parcel or building site area and width for agricultural, farm or animal husbandry shall be two acres..... The minimum lot...shall be one acre for one dwelling only.

Chapter VII (R-2) Section 7.02 (a) revised to be consistent with Chapter VI. 6.02 (c)

Section 7.02 (b) revised to read: "Two family dwellings must have a minimum of 1500 square feet living area above ground.

Section 7.04 (f) mobile homes 4. changed 600 square feet to 980 square feet and dimensions revised from 12 feet in width and 50 feet in length to 14 feet in width and 70 feet in length.

Section 7.04 (f) 13. Site improvements: removal of "12 inch rat wall" (added by ordinance review committee) and removal of "In lieu of a continuous concrete pad, concrete piers four inches thick may be provided if they run the full length of the mobile home." This revision will be reflected throughout the ordinance.

Review of the zoning ordinance revisions will continue in July.

New Business

A. Revised Litter, Blight and Vehicle Storage Ordinance
(see discussion earlier in the minutes)

Zoning Board of Appeals/Zoning Administrator Reports

None

Open Discussion on Non-Agenda Items/Public Comment

A. Chair vanMelle distributed a health department report on Turtle Cove PUD for member's information and file. This is one of the items required for final approval of the PUD.

B. Ron Remington noted that it is now acceptable for a military veteran to salute during the reciting of the Pledge of Allegiance in place of putting a hand over the heart.

Adjournment:

Adjournment by acclamation at 8:41 pm

Respectfully submitted
Carol S Browne, Secretary