

ZONING COMMISSION REGULAR MEETING September 20, 2016

Tom Weatherhead chaired meeting.

Roese motioned to dispense with minutes, Jahn 2nd. Tom Weatherhead - yes; Mike Roese – yes; Mary Hamilton – yes; Charlie Fisher – yes; Ron Jahn – yes.

unanimous

Tom Weatherhead - Absent; Mike Roese – Present; Mary Hamilton – Present; Chris Beavers – absent; Charlie Fisher – present; Ron Jahn – absent

Hamilton need outline type map for book and large scale map in the office. General confusion between 60% of the structure or 60% of the fair market value. McFarland asked who the authorizing authority to verify 60% of structure is met. Archer recommended putting that on the applicant or land owner to determine.

Weatherhead mentioned 22.08 written as residential to manage growth on undeveloped lots. Removed existing residential lots from 22.08

Leave pools alone.

Recommend removing “shall not exceed six (6) square feet in sign area”.

Ron motioned, Weatherhead seconded, Tom Weatherhead - Absent; Mike Roese – Present; Mary Hamilton – Present; Chris Beavers – absent; Charlie Fisher – present; Ron Jahn – absent

Roese motioned to send correct copy of O-R district with our changes with Archers input . Weatherhead seconded.

Tom Weatherhead - Absent; Mike Roese – Present; Mary Hamilton – Present; Chris Beavers – absent; Charlie Fisher – present; Ron Jahn – absent

Archer recommended making available in post office and on our website. Hearing for Trustees November 17.

Jahn recommended accepting the recommendations by McFarland to amend the zoning resolution. Weatherhead seconded, Weatherhead read the changes. Tom Weatherhead - yes; Mike Roese – yes; Mary Hamilton – yes; Charlie Fisher – yes; Ron Jahn – yes.

Jahn requested 3 hole punched for commission but spiral for public.

Reviewed meeting minutes from August 23. Roese moved to accept August 23, Jahn 2nd. Roese motioned to dispense with minutes, Jahn 2nd. Tom Weatherhead - yes; Mike Roese – yes; Mary Hamilton – yes; Charlie Fisher – yes; Ron Jahn – yes.

Roese moved to accept September 30 minutes, Hamilton 2nd. Roese motioned to dispense with minutes, Jahn 2nd. Tom Weatherhead - abstain; Mike Roese – yes; Mary Hamilton – yes; Charlie Fisher – yes; Ron Jahn – yes.

McFarland covered new certificates issued and violations.

Roese requested McFarland to check

Jahn moved to adjourn, Roese second. Roese motioned to dispense with minutes, Jahn 2nd. Tom Weatherhead - yes; Mike Roese – yes; Mary Hamilton – yes; Charlie Fisher – yes; Ron Jahn – yes.

22.08 - Hamilton requested review of image McFarland developed illustrating undeveloped lots. There are 22 undeveloped lots with some of them able to be split considering the majority of lots are 50 foot wide in 22.08. 3 current undeveloped lots would probably require variance so proposed development standards reflect best interest for current undeveloped lots. Hamilton noted minimum side yard was 8 feet, not ten. Hamilton recommended changing minimum

rear yard to 25 feet to provide more flexibility for a house on the lot. Roese mentioned discussion of lot width to depth ratio at 3.5:1 which most lots could meet.

Reidy noted R-1 in current standards have seven categories but 22.08.A covers only 5 excluding lot area and building area and asked if should be included to be consistent. McFarland noted the gap of area consideration is between 20,000 square feet and 1 acre because it is not covered in any other zoning district. Reidy said if lot or building area were not addressed by attorneys, he's fine.

General consensus on #6 to allow 1200 minimum square foot on dwelling size to not allow "micro homes" to be built. Reducing #5 rear yard to 25 feet. Hamilton referenced handout which illustrates areas in current resolution which might need to be changed to include O-R. Reidy noted Trustees would also need to review recommendations for O-R changes the current "green book" would need to have made to accommodate. McFarland noted accessory structures are not attached to the primary dwelling. If a deck is covered and attached to the primary dwelling, it is a remodel.

Kulich asked if total accessories were realistic. McFarland noted the total combined for accessories shouldn't exceed the minimum primary dwelling of 1200 sq. ft. Hamilton asked why we require 4% on other R-1 but not in this district. Lowry noted our township lots are larger than most in this district.

Lowry noted need to be consistent on frontage to primary dwelling. McFarland noted 3 properties on 3rd street at or below 25 feet from centerline of township road. Lowry wanted to make sure everyone was aware the impact of development standards to lot sizes. Kulich stated if someone wants to clear a current dwelling, then current setbacks would apply and overall impact would be minimal for potential complaints. 29.03 – general consensus.

29.05 – adding O-R to our current resolution.

29.07 – cell towers are prohibited in entire district. General consensus.

30.03 – 10 foot clear zone agreed upon but would still be tough for people to adhere to

30.04 – adding O-R to current code. McFarland noted RV's are considered accessory under our current code page 142 in resolution and might be difficult. Hamilton noted violations will need to be issued to be consistent with rest of township. General consensus.

McFarland suggested the O-R District is a completed topic and can be forwarded to Bill Archer. Reidy asked who sends to counsel. Roese asked Struckman if Trustees wanted to see draft before or after Bill Archer. Hamilton noted Archer should catch any issues. McFarland suggested following Article VI 6.02.B exactly. Reidy recommended the zoning inspector should be directed by zoning commission what to do. Roese asked the zoning inspector to send copies of the proposed amendment and resolution changes to Bill Archer for his review and comment and to wait until his feedback to send to Brosius, Johnson and Griggs. Reidy suggested no need to hold a joint meeting at this time. Hamilton agreed.

McFarland shared Trustees requested Charlie Fisher be moved from alternate to permanent Commission. McFarland noted Article XXVIII 29.04.D political signs which exceed square feet. Roese noted signs that are in the right of way. Struckman suggested him notifying the state and they would remove. McFarland said he must enforce based on current resolution and Trustees requested Zoning Commission making recommendation for amendment.

Roese moved to adjourn, Fisher 2nd. Vote: Roese – yes; Hamilton – yes; Fisher – yes; Motion carried. Meeting adjourned.