

## **PLANNING COMMISSION MINUTES - DECEMBER 12, 2023**

The meeting was called to order at 3:08pm by Chairperson Larry Shaffer.

**MEMBERS PRESENT:** Larry Shaffer, Lou Lundquist, Jenny Irvine, Walt Mixon, Christine Lundquist, & Phil Bontrager (joined @ 4:00).

**AGENDA:** The agenda was approved on a motion by Christine with support by Walt.

**MINUTES:** The November 30, 2023 minutes were approved on a motion by Jenny with support by Lou.

**PUBLIC COMMENT:** Lori McShane commented on the newspaper article about the November 30 meeting. She would like to see the Commission require a site visit of the Commission members to sites where a conditional use permit is being requested and suggested it be part of the Commission bylaws being drafted. Lori indicated she was willing to put together a draft of bylaws for the Commission's review.

**ZONING UPDATE:** Pat Coleman joined the meeting via zoom. The review began in section 10 where the Commission stopped at the last meeting.

Section 10.12.10 on ECHO housing was reviewed. Sometimes referred to as a "mother-in-law house", questions were asked about what happens when the intended user leaves or passes away. Should the name be changed to "accessory dwelling unit", allowing use by a relative or personal caregiver, and if it is no longer being used for that purpose, should it be allowed as a long-term rental? Members felt more thought needed to be given to the issue before finalizing this section.

Under Section 10.12.14, Phil asked what types of annual inspections are required of gasoline and service stations. Members did not know the answer.

Under Section 10.12.15 letter F needs to be reviewed as it uses the wrong district names/definitions.

In Section 10.12.20 related to junk yards, Walt questioned the maximum size indicated. Phil suggested and the members agreed that we maintain the minimum size but take out the maximum.

Related to Section 10.12.23 on Marinas and Watercraft Sales & Service, it was agreed that non-motorized rentals should be allowed.

Under Section 10.12.25, Phil asked about off street parking requirements. Pat indicated that Article 14 covers parking requirements in each area.

Section 10.12.26 related to Mobile Home Parks, Phil asked for clarification on the 3 or more definition and Jenny asked if they need to be allowed at all. It was questioned if we should take out the RR district, but after discussion it was agreed to leave it in. It was suggested that we change it to a "manufactured housing" or "manufactured housing parks". The Commission agreed to change the name to "Manufactured Housing Parks".

Under Section 10.12.27 Outdoor Commercial Recreation, it was noted that letter B references a "TR" district which does not exist in the proposed zones. Pat will correct this. It was suggested that we may want to add the RR district along with the GC district as the current Township shooting range is in an RR district.

It was agreed that review at the next meeting would start at 10.12.29.

**OTHER:** Larry indicated that he has not received further information from Jeff Cuthbertson related to his position on the Commission.

Discussion of a next meeting date ensued. It was agreed that the Commission would meet again at 3:00pm on either December 27 or 28. Larry will check on building availability and let members know when the meeting will be held.

Discussion of the prior month meeting and the need to due site visits in the future for conditional use requests was had. It was noted that conditional use permits would stay with the property, so the person making the original request was only part of the consideration. It was suggested that in the future, any conditional use requests granted would need to have very specific requirements attached to it.

**PUBLIC COMMENT:** None at this time.

**ADJOURNMENT:** The meeting was adjourned on a motion by Christine with support by Jenny.