

PLANNING COMMISSION MEETING MINUTES - DECEMBER 27, 2023

The meeting was called to order at 3:00 by Chairperson Larry Shaffer.

MEMBERS PRESENT: Larry Shaffer, Lou Lundquist, Phil Bontrager, Jenny Irvine, Walt Mixon, and Christine Lundquist

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

MINUTES: Minutes of the December 12, 2023 meeting were approved on a motion by Phil with support by Walt.

PUBLIC COMMENT: None at this time.

ZONING UPDATE: Pat Coleman, Consultant, joined the meeting via zoom. Discussion began at section 10.12.29. No changes were suggested.

Section 10.12.31 Rural Cluster Development - Phil suggested some format changes under letter "C". Walt asked about E5 and the 500 foot requirement. Pat noted that this relates to neighboring property. Pat noted for the Commission that all "special land uses" require a public hearing.

Section 10.12.32 Sexually Oriented Business - It was noted that the RC in the first line should be changed to GC. Jenny asked that Bay, LS/R, and FR be added to the prohibited districts.

Section 10.12.33 - Short-Term Rentals - Discussion on what was considered "grandfathered". If currently operating but not in compliance and approved by the Township, should they be considered grandfathered. Jenny suggested everyone start with a clean slate. Christine disagreed, indicating she did not believe someone ignoring current regulations should be given special privileges.

Christine suggested amending the section on holding current permits open for 6 months for reapplication be amended by allowing for new permits during that time for the total allowable permits less the currently permitted number.

Lou suggested that the percentage of dwellings allowed may need to be varied by district. The idea was liked except for the practical aspects of application.

Pat suggested that anyone operating without a permit should not be granted the "no restriction" items shown in B1A.

Lou asked about B10. Subject to Cap and Waiting List will be added to allow those on a waiting list to obtain a permit rather than holding it open for someone buying a previously permitted property.

Walt asked about the one unit per parcel limit. Discussion ensued on how a parcel is defined. Heather, the Township Administrative Assistant, indicated that a parcel is defined according to how the property is taxed. An individual can request that a property be split or combined for property tax purposes.

Christine asked about #5 and the allowable number of units. Do we want to have a maximum percentage in the Township and lesser percentages in certain districts? Pat indicated that the distance requirements in #6 may be enough to address concerns. Heather will forward copies of maps showing current permits by district to assist in the discussion.

Phil noted that related to parking issues, we need to add that alleys and sidewalks cannot be blocked.

It was decided to close the meeting. Discussion at the next meeting will begin on page 10.21 letter D.

The next meeting will be held on January 4 at 3:30pm.

PUBLIC COMMENT: Al Larson asked if there were restrictions on where you can park on your own property. As long as sidewalks and alleys are not blocked there are currently no restrictions.

Sheri Shafer thanked the Commission members for their work on the zoning regulations.

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