

## **PLANNING COMMISSION MEETING MINUTES - JANUARY 29, 2024**

The meeting was called to order by chairperson Larry Shaffer at 3:32.

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

Pat Coleman joined the meeting via zoom.

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

**MINUTES:** Minutes from the January 4, 2024 meeting were approved on a motion by Phil with support by Lou.

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

**ZONING UPDATE:** Discussion began with section 10.12.36 on Solar Energy Systems. Lou indicated the Township Clerk has not yet provided the information needed to continue discussion of short-term rentals.

Phil asked about the removal of systems if they are not used as described in A.2.f and wondered who decides the time frame and enforces removal. Discussion ensued. Pat referenced recent state legislation limiting local government control on solar systems and indicated it may become a ballot issue. Phil noted that large commercial solar systems may affect wildlife migration patterns. In the 1st paragraph in section B, it was noted that the districts needed correction. Pat will change this to reflect RF and RP districts only.

Pat suggested the addition of a "tiny House" section as a "special use", suggesting they could not be on wheels, foundation required, must be hooked to utilities with water & sewer and must meet all set back requirements. Discussion ensued related to size requirements and the number allowed per parcel.

Section 10.12.37 on Trails and Trail Easements was reviewed. The commission agreed it is important to maintain this section.

Section 10.12.40 on Warehousing was reviewed. It was agreed this should require a special use permit in any district.

Section 10.12.41 on Wind Towers was reviewed. It was noted that the 1st paragraph needs to be corrected to include only the RF & RP districts. Pat will review this section again against state legislation.

Article 12 on Planned Unit Development was reviewed. It was noted that 12.3.2B should be changed to reflect what is shown on page 4-15. Larry asked Pat to obtain information on amounts charged by other municipalities. Pat indicated that there is a section that dictates all costs will be charged to the applicant. Larry suggested that it be referenced in this section. Walt noted it appears to be part of section 18.7.5.

Phil asked about the open space requirements in 12.6.2. Pat reviewed the reasoning. Larry noted that a workforce housing requirement can be built into a PUD. This may be something to

consider, but there are questions on defining income requirements. It is believed we are not likely to have many PUDs here. Pat will craft language on duplex options.

Article 14 on Off Street Parking and Loading Requirements was discussed. It was suggested that the DD district be excluded. Phil noted issues for church parking. Pat noted that it would not apply to churches or businesses in existence prior to adoption of the zoning ordinance.

Article 15 on Landscaping, Lighting, Buffering & Fencing was reviewed without significant issues.

Pat suggested breaking and beginning the next meeting with Article 16.

Larry asked about scheduling the next meetings on Tuesday February 13th and 20th at 3:30pm. The Commission agreed to this schedule.

Walt asked when we would get new maps on districts & expressed concerns about how some would work. Larry suggested we review the map at the next meeting. Walt noted some R-1 may need to be changed to R-2. He will make notes for Larry to pass on to Pat.

**OTHER:** Lou noted that the Zoning Administrator had forwarded some information requested by the Commission. He also noted a communication to the Township related to the Coyote Den property. He will have this forwarded to the Planning Commission.

**PUBLIC COMMENT:** Rob Lowe noted that shipping containers are showing up on properties around town and asked if this will be addressed in zoning. Larry will put it on the agenda for discussion with the Zoning Administrator.

Jenny mentioned that adding additional commercial property has been suggested.

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