

PLANNING COMMISSION MEETING MINUTES - AUGUST 19, 2025

The meeting was called to order at 6:00pm.

MEMBERS PRESENT: Jenny Irvine, Walt Mixon, Rod Lowe, Victor Senk, Paul Williams, Phil Bontrager, & Christine Lundquist

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

MINUTES: The minutes of July 15, 2025 were approved on a motion by Victor with support by Phil.

PUBLIC COMMENT: Lenard Ferey expressed concerns about Woodland Park related to kids riding dangerously on the road with scooters. He also expressed concern that the night time camp host would be leaving next week with nobody scheduled to take on that job. The Commission members indicated that he should report his concerns to the Township office as this was outside the jurisdiction of the Planning Commission.

PARK & RECREATION SURVEY: Jenny indicated that the survey results are still being compiled so are not yet available.

MAP DRAFT/ZONING & SEC 32ZONING DISTRICT CONSIDERATION:

Jenny indicated she spoke with Donna Shield from Autrain Township and was told they are still working on their draft zoning ordinance.

Victor indicated the Zoning Board of Appeals recently denied a variance request from Jamie Nash related to splitting a 6.75 acre property on Ames Lake Road into two smaller parcels. The area is currently zoned as Resource Production and is proposed to be zoned as LS/R in the proposed zoning ordinance. The LS/R designation was questioned. Mr. Nash would like to see that area zoned as residential, allowing for smaller parcels. The Commission members indicated they would review the issue for changes needed in the proposed zoning ordinance.

Jenny asked Phil to continue his questions on the proposed zoning ordinance where he left off last month:

1. Page 14.4 Outdoor Entertainment Campground Spaces - Phil suggested, and the Commission agreed, that the campsite size should be changed to 20'x30'.
2. Page 14.6 Section 14.2.11.B.1 - Phil questioned why this was put into the proposed ordinance. After discussion, a motion was made by Walt with support by Victor to remove B.1. Motion carried with 6 yeas and 1 nay.
3. Page 14.7 Section 14.3.3 - Phil questioned the requirement of a masonry wall or solid fence. After discussion, a motion by Paul with support by Victor to adjust the section by removing wording starting at "Where any off-street loading space" from 14.3.3. Motion carried.
4. Page 14.8 Section 14.4.1.G - after discussion it was agreed this was okay as existing places would be exempt.

5. Page 15-1 Section 15.2 - Phil suggests and the Commission agreed to add F to the list indicating "all lighting must conform with dark sky lighting guidelines..
6. Page 15-2 Section 15.4.1.B After discussion a motion was made by Paul with support by Victor to remove this item. Motion carried.
7. Page 15-4 Section 15.7.C - Motion by Victor with support by Phil to change 50 feet to 5 feet and remove reference to Section 15 4.1.B. Motion carried.
8. Page 18-1 Phil questioned if the various sections shown should be referenced in the table of contents. After review it was agreed to leave as is.
9. Page 18-1 Section 18.3.3 - Phil questioned the wording "power of police officer" in the section. It was agreed to change it to "power of zoning enforcement officer".
10. In same section there was a question about arresting violators. After discussion it was agreed to leave as is.
11. Page 5-3 Section 5.3 - Phil proposed an addition. After discussion it was decided not to do so.

Paul questioned page 4-8 related to an "S" in the IBZ zone. It was agreed this should be removed.

Meeting schedule - The next regular meeting is scheduled for 9/16/25 at 6:00pm, at which time we will hopefully have rec survey results. It was agreed to have a special meeting on 9/2/25 at 4:00pm to try to complete review of zoning questions.

OTHER: None

PUBLIC COMMENT: Owners of the Voyager Motel property asked if decisions were made about their property. They will send Jenny written information for the Commission to consider.

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