

Zoning Commission Meeting Minutes February 11, 2019 6pm

1. Zoning Commission Meeting was called to order at 6:02pm by Chairperson Stacey.
2. Everyone stood for the Pledge of Allegiance.
3. Roll Call taken:
 - a. Stacey Hartman, Chairperson (present)
 - b. Jerry Hodge, Vice Chairperson (present)
 - c. Cass Birchbauer, Secretary (present)
 - d. Rick Shumaker (present)
4. Everyone was asked to turn off their cell phones or put them on vibrate. No one recorded the meeting.
5. AGENDA preview:
 - a. Open with the **Business Portion** of our meeting – no public input.
 - b. Then **Public Input** portion of the meeting. Where public comments are welcome. As well as any updates from the Zoning Inspector.
 - c. **Working session** will follow where we do not have public input.

BUSINESS SECTION

6. Reviewed the meeting minutes from the January 28, 2019 meeting. Will make changes before signing at the next meeting.

Between 6:25 and 6:35 we had to take a break for the Trustees who needed the room for 10 minutes.

PUBLIC INPUT SECTION

GUIDELINES: One person talks at a time, wait for the Chairperson to recognize you, anyone not being courteous will be asked to leave.

7. Zoning Inspector present but nothing to discuss at this time.
8. No one had any public input.

WORKING SESSION

9. No new business among Zoning members.

10. ITEMS FROM ZONING INSPECTOR COMMENTS RAISED AT January 28th meeting THAT REQUIRED FURTHER DISCUSSION:

- a. Page 19 – 322 Question on a change made: Home Occupation. Home occupations should not take up more than one room was added mirroring other zoning like Milton that says it can't be more than 300 sq ft. Question was how inspector can see how many rooms are being used? How to enforce it. **Cass is to check with Milton to see how they enforce it.**
- b. Page 34 – 503.1 Question to a change made. Why was Residential Enterprise moved to Permitted from Conditional in Rural Center? And not in Agricultural. **NEEDS FURTHER DISCUSSION.**
- c. Page 36 – 504.A.11 Question to a change made. Under 144 square feet is free. **NEEDS FURTHER DISCUSSION.**
- d. Page 39 – 602.1 Not a change. Questioning SHOULD it be changed. 50 decibels is light traffic. Need to research what a reasonable number would be. **NEEDS FURTHER DISCUSSION & A RECOMMENDATION BASED ON DATA.**
- e. Page 45 – 613.1 Same as item #5 above. Enforcement of "one room". **NEEDS FURTHER DISCUSSION.**
- f. Page 51 – 619.1 H/I Question to change made. Residential Enterprise language mirrored Home Occupation. Needs further discussion. **NEEDS FURTHER DISCUSSION.**
- g. Suggestion to follow through on Zoning Survey. Get more community inputs. **Trustees wanted to have an Open House in the Spring for the different groups (Trustees, Zoning, Fire, Roads, EMS) and get inputs and mentioned this instead of a survey.**

11. RUNNING LIST OF TOPICS FOR NEXT ZONING BOOK REVISION

- a. Page 8 – 201.1A Correction in 2015 book was missed. County does the culverts. **WILL NEED CORRECTED NEXT REVISION.**
- b. Page 44 - 610.1 & 6 Correction in 2015 book was missed. Skids. **WILL NEED CORRECTED NEXT REVISION.**
- c. Page 12 – 215 Question on a 2019 change made: personal gun powder for muzzle loaders at legal limits should be exempted from this regulation and that caveat should be added. - **WILL NEED CORRECTED NEXT REVISION.**

- d. Pages 40-41 & 69-70 Item numbering typos on two items. **WILL NEED CORRECTED NEXT REVISION.**
 - e. Page 15 – 309 Question on a 2019 change made: homeowners language. This was added because current regulation only addressed guests. Can consider in next version adding language to exclude owner tents or portable camping structures. **CLARIFY IN NEXT REVISION.**
 - f. Suggest we **ADD LANGUAGE** from Ruggles Zoning Book (page 41) in next revision.
 - VALIDITY IF any section, paragraph, subdivision, clause, sentence or provision of this Resolution shall be adjudged by any court of competent jurisdiction to be invalid, such judgment shall not impair, invalidate or nullify the remainder of this resolution. The effect shall be confined to the section , paragraph, subdivision, clause, sentence or provision immediately involved in the controversy in which the judgment or decree shall be rendered.
 - g. Home size, lot size and frontage were raised by less than a half dozen residents (out of 2,570 residents). But without additional data to support why these changes would benefit the community and how we could support the additional traffic those changes would bring to roads we already are unable to maintain with our current township budget, this was not something the current Zoning Commission felt comfortable changing. We are open to hearing facts or data that would support that this would provide a positive benefit to the 2,570 residents and future of the community (zoning should be forward looking for positive community planning and trends). But we can not just change based on a few opinions and preferences without concrete rationale to show it will have a positive impact (not negative impact with already over-stressed roads and no budget to maintain them).
12. Jerry motioned to adjourn the meeting at 6:43pm.
- a. Seconded by Rick.
 - b. Roll Call vote taken:
 - i. Cass Birchbauer - YES
 - ii. Stacey Hartman - YES
 - iii. Rick Shumaker - YES
 - iv. Jerry Hodge – YES

APPROVAL OF ZONING COMMISSION MEETING MINUTES for February 11, 2019

Stacey R Hartman
Stacey Hartman, Chairperson

2/25/19

Jerry Hodge
Jerry Hodge, Vice Chairperson

2-25-19

Cassandra Birchbauer
Cassandra Birchbauer, Secretary

2/25/2019

Rick Shumaker
Rick Shumaker, Zoning Commission

2-25-19