

Planning Commission
Meeting
October 8, 2015
7:00 pm

Meeting called to order at 7:00 pm by Chairman Stalmack, showing present: Bardell, Borden, Clark, Stalmack, Oddy, Walter-Hamm. Excused absent: Claxton, Cichewicz, Pokerwinski. Also present: Planner Matt Lonnerstater, Deputy Clerk J. Hoffman and 2 residents.

4. Minutes: Motion by Oddy, supported by Bardell to approve the Regular Planning Commission Minutes of September 10, 2015. Motion carried unanimously.

5. Public Hearing:

A. Public hearing to receive Public Comments on the Proposed Amendments to the Revised Draft Zoning Text Amendment relating to Automobile, Farm Equipment and Recreational Vehicle Sales.

Motion by Oddy, supported by Borden to open the Public Hearing at 7:05 pm. Motion carried unanimously.

Planner Matt Lonnerstater briefly reviewed the Ordinance Amendmenst of the revised standards for the Sales of Automobiles on Residential Property for those trying to sale their used cars. The Revised Ordinance would set a standard of how many cars could be sold on a residential property thus preventing residential property from being used as a used car lot. Matt Lonnerstater removed the standard of requiring a valid license plate. He modified the term Automobile Sale Showrooms to make consistent through the ordinance.

Matt Oddy questioned how does this apply to a business that is already dealing with automobile repair? Planner Matt Lonnerstater stated he will remove prohibition of used sales at a repair facility and replace it with standards.

Motion by Oddy, supported to Bardell to wait for Planner Matt Lonnerstater's final copy of the Revised Draft Zoning Text Amendment relating to Automobile, Farm Equipment and Recreational Vehicle Sales before sending to the Board. Motion carried unanimously.

Business:

6A. Discussion regarding a Revised Draft of the Zoning Text Amendments relating to Detached Accessory Buildings (Residential).

Continued discussion in regards to the Revised Draft of the Zoning Text Amendments relating to the Detached Accessory Buildings (Residential). Planner Lonnerstater brought to the Planning Board a revised copy of the Detached Accessory Buildings (Residential) Amendment, he also explained what had been changed in the Amendment. The Board and Planner Lonnerstater together went over the numbers that they felt would be the best fit for maximum combined Gross Floor Area for all detached buildings on a property. Motion by Oddy, supported by Bardell to set a Public hearing for November 12, 2015 at 7:05 pm on Detached Accessory Buildings (Residential). Motion carried unanimously.

6B. Discussion on Rezoning of property 51100 Willis Road from Light Industrial to Rural Small Farm.

Planner Lonnerstater explained to the Planning Commission Board about the Owner of property 51100 Willis Road who wants to Rezone the property from Light Industrial to Rural Small Farm. The Board was concerned that it was spot zoning but Planner Lonnerstater stated that it really would not be considered spot zoning.

Motion by Oddy, supported by Borden to set a Public Hearing on Rezoning of Property 51100 Willis Rd from Light Industrial to Rural Small Farm for November 12, 2015 at 7:10 pm. Motion carried unanimously.

7. Open Floor

8. Adjournment: Motion by Borden, supported by Bardell to adjourn at 8:25 pm. Motion carried unanimously.

Respectfully submitted,

Janet Hoffman
Deputy Clerk