

Planning Commission
Minutes
February 9, 2017

Meeting called to order by Chairman Stalmack at 7:00 PM. Showing present: Bardell, Borden, Belinski, Cichewicz, Clark, Stalmack, Pokerwinski, Sherwood. Excused absence: Oddy. Also showing present: Deputy Clerk J. Hoffman, Planner Chris Atkin and approximately 3 residents.

4. Minutes: Motion by Belinski, supported by Bardell to approve Planning Commission Minutes of January 12, 2017. Motion carried unanimously.

5. Public Hearing:

A. To receive Public comments on the Proposed Zoning Ordinance Amendments for Site Plan Review.

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

Planner Atkin started the public hearing informing the Planning Commission Members and the Public of the revised proposed ordinance amendment for the administrative site plan. All texts that are underlined in red are the proposed amendments, the texts that have a strike through it will be removed from the section. The addition of a table has been included offering clarity with general, non-inclusive, descriptions of developments which indicate the type of review required. There is information that will remain such as what is required on site plan reviews. Planner Atkin stated that a required pre-application meeting was added and is found to be very effective. This is where the Planner/Zoning Enforcement Officer will sit down with the applicant and outline for them what needs to be done on a particular plan, saving a lot of time and guess work. Planner Atkin submitted a clean copy showing all that will be kept and added. The overall intent of this is clarification for administrative review and to allow more in house type work in stream lining the overall process for potential applicants who come in regardless of the type of business but not completely remove planning process and site process away from the Planning Commission. There are regulations by State that have to go for board approval such as PUD's and Condominiums because some are amendments to the Zoning process.

Chairman Stalmack asked if there were any comments from the audience. Rosemary Otzman asked if this meant that fewer things will come before the Planning Commission Board? Planner Atkins stated that it was just adding clarity as to what a Planning Commission Review is verses and Administrative Review is and not actually changing the procedures.

Motion by Belinski, supported by Clark to closed the Public Hearing at 7:13 pm. Motion carried unanimously.

Motion by Clark, supported by Belinski to send recommendation to the Township Board. Motion carried unanimously.

B. To Receive Public Comments on the Proposed Zoning Ordinance for Waste Receptacles.

Motion by Borden, supported by Pokerwinski to open the Public Hearing at 7:14 pm. Motion carried unanimously.

Planner Atkin stated that the purpose behind this is because there is no current Ordinance for provisions for Waste Receptacles. Waste Receptacles are already in place will be consider non-conforming which means they will not be required screening unless they go through major expansions or major update. Any new business coming forth now will have follows these requirements. Chairman Stalmack asked if there were any public comments or questions. There were none.

Motion by Belinski, supported by Borden to close Public Hearing at 7:18 pm. Motion carried unanimously.

Motion by Cichewicz to send recommendation to the Township Board. Motion carried unanimously.

6. New Business:

A. Discussion: Large Energy Solar Farms Draft Ordinance

Planner Atkin based on the discussion from January 12, 2017 meeting he modified the Ordinance to meet current Ordinance and where to incorporate this. It was decided to make this a Special Use in the Agricultural District. Planner Atkin added some definitions in as well. Not able to take action on this yet, a Public Hearing will have to be set. Planner Atkin will send to Attorney Young to have him take a look at it. Clark stated that due to the fact that Solar Farms are associated with Energy, he questions the Agricultural District and would prefer the Industrial. Planner Atkin stated that Planning Commission can decide that. He can include Industrial but ultimately the potential client would decide where he/she would like for it to be located. Having this Ordinance in place will allow the Township to jump on it sooner than later, so not having to go through a three to four month process in getting an Ordinance in place. Bardell informed Planning Commission that He has a FOIA request into the Township asking for a list of Township owned property and it possibly being land used for Solar Farming.

Planner Atkin stated that if the Planning Commission would like he could add Industrial District into the Ordinance as a Special Use and there are still conditions that can be imposed and it still will have to come in front of Planning Commission. Planner Atkin will send to Attorney Young to review.

B. Discussion: Current State of Master Plan Update

Planner Atkins began the discussion informing the Planning Commission Members that Oddy inquired about the Master Plan Update. What Oddy was thinking of doing next month is possibly adding Special Meetings to get this moving forward. Planner Atkin stated that he has not received any comments or suggestions for the Future Land Use portion. If Planning Commission would like to give Planner Atkin permission to move he will form that based on what already have, the last Master Plan, his knowledge and others. Knowing which way the Township is heading he will update and present to Planning Commission in a future date. Planner Atkin will have another discussion with Oddy as to what route he would like to take. Bardell asked will Planner Atkin have an update next Meeting? Planner Atkins stated he will have an update.

7. Open Floor:

Planner Atkin informed Members that he has received a phone call last week about the New Marijuana Laws. Planner Atkin stated that he talked with Attorney Young, he stated that there hasn't been any movement in if the Township will opt in or not.

8. Adjournment: Motion by Cichewicz, supported by Clark to adjourn at 7:45 pm. Motion carried unanimously.

Respectfully submitted,

Janet Hoffman
Deputy Clerk
Sumpter Township