

Planning Commission
Minutes
January 12, 2017

Meeting called to order by Chairman Stalmack at 7:00 pm. Showing present: Bardell, Borden, Belinski, Cichewicz, Clark, Stalmack, Oddy, Pokerwinski, Sherwood. Also showing present: Deputy Clerk J. Hoffman and no residents.

4. Minutes: Motion by Oddy, supported by Borden to approve Planning Commission Minutes of December 8, 2016. Motion carried unanimously.

5. New Business:

A. Discussion regarding Proposed Administrative Site Plan Review Ordinance Amendment:

Planner Atkin began the discussion stating that the Amendment was very similar to what he brought before Planning Commission in December. Per request of Planning Commission Board he shifted everything over to Administrative Site Plan Review with the exception of Planned Unit Developments, Condominiums, and Construction of Public Service Buildings. Anything else must go before the Township Board as a recommendation from the Planning Commission. Planner Atkin changed documentation in subsection A and B making clearer images, added section numbers, but isn't 100 % certain on that. It will be his next step when the Board grants the go ahead to move forward when incorporating this into the current site plan.

A short pause in the discussion was made by Oddy to amend the Planning Commission Agenda to add an Item C. Motion by Oddy, supported by Belinski to add Item C: Proposed Zoning Ordinance for Waste Receptacles to the Agenda. Motion carried unanimously.

Planner Atkin will make the minor adjustments for the Proposed Zoning Ordinance for Administrative Review. He will also have the document ready for action at the next Planning Commission Meeting so a Public Hearing can be set.

B. Discussion regarding Proposed Solar Farm Ordinance Language

Planner Atkin spoke informing the Planning Commission Members that Laura Kreps had attended a Township Board Meeting last month and talked to the board members about Solar Farms. Laura is heavily involved with the Solar Farm development in Augusta Township. Planner Atkin stated that the Township Board seemed on Board with Planning Commission moving forward with possibly adopting or in recommending an Ordinance for Solar Farms. The Company is still interested and still contacting residents for leases. If a Solar Farm Ordinance was passed and is in place it would be an advantage. It will take approximately 3 to 4 month process in getting the Ordinance adopted. Planner Atkin feels that it is a good idea to have an Ordinance in place, solar farms are popping up quickly. Member Clark stated that he would like to see the Solar Farms placed in the Industrial area, Planner Atkins stated that he is not opposed to that. Member Oddy asked about lighting and security for Solar Farms, Planner Atkin stated that it could be set in the Ordinance of the amount of lighting. Member Borden recommended for Planner Atkin to move forward with an Ordinance for Solar Farms.

C. Proposed Zoning Ordinance for Waste Receptacles

Planner Atkin stated that when going through the Administrative site review process and checking different uses that are in there he noticed that Waste Receptacles did not have an area in the current Ordinance. Planner Atkin put together a Proposed Zoning Ordinance for Waste Receptacles which would be easily incorporated. This would need a Public Hearing which could be next month. Planner Atkin stated that it is a good thing to have. Sometimes businesses will just designate a parking space as the location to put the receptacles. This Ordinance would offer standards for receptacles so they are not just sitting out in the open.

Motion by Oddy, supported by Borden to set a Public Hearing to discuss Item A: Proposed Administrative Site Plan Review Ordinance Amendment and Item C: Zoning Ordinance for Waste Receptacles for February 9, 2017 at 7:05 pm. Motion carried unanimously.

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6. Open Floor:

A. Rosemary Otzman informed Planning Commission that Dr. David Wilson (Coal Tar Presenter) past away on January 12, 2017.

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

Respectfully submitted,

Janet Hoffman
Deputy Clerk
Sumpter Township