

7/1/2019

**Parks Committee:**

Present: Erna Varner, Greg Bate, Brian VanWert, Brian Horton, Darcie Johnson, Cassie Lambka, John Pruiett

Guests: LeAnn Kerns, Fleis & Vandenbrink- Steve Czadzeck

Call to order: meeting called to order at 6:30pm by John Pruiett

Steve Czadzeck gave overview of 5 Year Plan submission to DNR and the process. See presentation for pricing.

Provided documents on the process

5 year plan and parks plan should be (combined) ready to go at the same time. Then you can use them to apply for grants in April.

Looking at: Homer twp park/softball/soccer

Homer twp hall park

Empty water access lot- old fire barn

Usually only apply to one grant based on which one you qualify for

Grants are available on a yearly basis- possibility funding isn't available until the following year

Positives odds of getting grants: Never had funding before

Goals aligned to what DNR is looking for. Basing it on needs, not wants

Scheduling Spicer Group and OHM to present July 15, 22, or 29

**Planning Committee:**

Present: Erna Varner, Greg Bate, Brian VanWert, Brian Horton, Darcie Johnson, Cassie Lambka, John Pruiett

Call to order: meeting called to order at 7:30pm by Greg Bate

Agenda:

Approved as distributed

Approval of minutes: approved as written

Communications: lots of zoning permits, Westtown Grocery greenhouse torn down- possibly sold.

## Zoning

Dennis Klipa email:

1. Section 19.06F The paving plan and materials shall be subject to design and materials approval by the Township Engineer. Do we have a township engineer?
2. Section 19.06 G What are stacking spaces? They are not defined? **Need to define stacking**
3. Section 5.04 D 4 What the hell does that mean. It looks like Double Speak to me. **Site plan dictated**
4. 8.14.04 Remove "or Residential Uses" **no change**
5. 8.14.9 Remove "or Residential Uses" **no change**
6. Section 3.04.A.2 What does this include or not include? Really fuzzy writing.
7. Remove Enforcement timing statements from the entire ordinance.
8. Section 5.04 Yard Standards, Subsection A.3 refers to Section 8.09 (Single-Family and Two-Family Dwellings). However, Section 8.09 refers to Intensive Industrial Operations! Should it be Section 7.10? **Yes, clerical error**
9. Section 23.03.B.2 line 3 "findings of fat" ?????? **should be Fact, clerical error**
10. Section 3.03.D Should this apply to rural districts (AR and RR as well). **No changes**
11. Section 3.03 refers to Article 17.0 Site Plan review. It should be Article 14.0 Site Plan Review. **Clerical error**
12. Section 3.03.D.3 Need to increase maximum accessory structure to something greater than 25 ft. It should be 35 ft to accomodate pole barns for motor homes, etc. **No change**
13. Section 3.16 line 4. Need to add the word "be"; shall not "be" permitted in any zoning district except..... **Clerical error**
14. Section 3.04.C.3 The explanation of what to do with fence height on a slope needs clarification. See also the Fence Height illustration. As it is now it is uninterpretable.
15. Section 15.01 refers to the Use Table in Section 6.0. It should be referring to all of the Use Tables in each of the District Sections. **Clerical error**
16. Section 6.10 Kennels talks about conditions for a Special Use Permit for Kennels, but there are no Zoning District where Kennels are allowed under a Special Use restriction. They are either permitted or not permitted. **Put S in RR on table**
17. The dimensional standards for residential structures in Section 7.10 for residential districts are not found in Section 6.0 for Rural Districts including Agricultural Residential and Rural Residential. **Already applied. No changes. Single family dwelling in table 6 directs to section 7.10 for standards**
18. The definition for Kennel refers to the keeping of six (6) or more dogs, while Section 6.10 refers to five (5) or more dogs. **Change to "6" in line 1 and "6" in 6.10 line 1**

19. This ordinance allows Accessory Structures in front of the Principal residence while the 2012 Ordinance did not . We need to go back to the old ordinance with some modifications. Section 3.03 and others. A few folks have taken advantage of this and have put garages directly in front of their homes. Is that what you want? **No change**

20. Section 6.18.A Refers to Article 30.0 (Dimensional Standards). There is no Article 30. Dimensional Standards is Article 5.0. **Clerical error**

Brian Horton email:

- Reduce minimum house size to 900 sq ft, 5.01 table and 7.10 B 4

It's not common anymore, but this would allow someone to build a 24'x40' 960 sq ft house.

**No changes for minimum sq footage. Stay at 1,000. Variance could be allowed.**

- 7.08 A 2 remove "residing on the premises"

This would allow adult children to help with a home occupation.

**Remove "residing on the premises"**

- 8.08 8 B increase interior sound level to 60dBA for buildings on the same lot. This is the level of a normal conversation.

**Table for now**

- 8.09 B does this adequately cover emergency response procedures incase of a release or spill

**add to 4. "emergency response plan, containment and mitigation plan"**

- 8.12 A 4 Is this a possible issue for gas stations

**No changes**

- 8.12 A 6 remove washing from the list and add "without adequate screening" to the service bay requirement

**add "without adequate screening" at the end of the sentence**

**Remove "washing" from 1<sup>st</sup> sentence**

Greg Bate:

8.0 table

Dealership -outdoor sales lot- **make principal use**

Secondhand store- **Leave as is. No change**

Motor vehicle repair station trans/body shop- **change to principal use in CSC district**

Adjourned at 8:20pm.

Next Parks Committee meeting: August 5, 2019 at 6:30pm

Next Planning Committee meeting: August 5, 2019 at 7pm