

Calhoun County Metropolitan Planning Commission
Minutes
September 24, 2012

Present: Members Daniel Kesselring, Larry Rizor, Robert Bolton, Becky Rocho, and Terance Lunger. Also present: Planning Consultant Jennifer Bomba.

Excused: Blaine VanSickle and Kelli Scott.

1. The September 24, 2012 Planning Commission Meeting was called to order at 4:00 p.m.

2. Roll was called.

3. Approval of Agenda

“Moved by Member Lunger, supported by Member Kesselring to approve the September 24, 2012 Planning Commission agenda.”

On a voice vote, motion CARRIED.

4. Public Comment

There was none.

5. Approval of July 30, 2012 Meeting Minutes

“Moved by Member Kesselring, supported by Member Lunger to approve the July 30, 2012 Planning Commission minutes as presented.”

On a voice vote, motion CARRIED.

6. Communication

There was none.

7. Township Planning & Zoning

a. 9-12-01, Fredonia Township: PA 116 for Myers.

Staff recommended for approval.

“Moved by Member Kesselring, supported by Member Bolton for approval of 9-12-01, Fredonia Township: PA 116 for Myers.”

On a voice vote, motion CARRIED.

b. 9-12-02, Marengo Township: PA 116 for Stough
Staff recommended for approval.

“Moved by Member Bolton, supported by Member Kesselring for approval of 9-12-02, Marengo Township: PA 116 for Stough.”

On a voice vote, motion CARRIED.

c. 9-12-03, Newton Township: Zoning Text Amendment re: Medical Marihuana

Jennifer presented the details of the proposed amendments to the Newton Township Zoning Ordinance. Medical Marihuana activities would be governed as a home occupation in the Agricultural, Low Density Residential, Medium Density Residential, and Residential Lake Districts. Home Occupations are permitted uses in these districts and as such will require no township review before being established. Jennifer noted that it is common to handle home occupations as conditional uses in order for the township to maintain a level or review and comment, and minimize the incompatibilities of certain uses with neighboring properties. It was also recommended that a definition of primary caregiver be included in the language. For these reasons, staff recommended for disapproval of the proposed text amendments to the Newton Township Zoning Ordinance regarding medical marihuana activities.

“Moved by Member Rizor, supported by Member Kesselring to disapprove the Newton Township Zoning Text Amendments re: Medical Marihuana.”

On a voice vote, motion CARRIED

d. 9-12-04, Newton Township: Zoning text amendment re: Supplemental Regulations

Jennifer presented the details of the proposed amendments to the Newton Township Zoning Ordinance regarding lot building relationship. The proposed language establishes parameters for an existing residence to be inhabited while another is being constructed. Jennifer noted that with a fully executed agreement, the Township should not need the property owner's permission to begin demolition if not in compliance with established timelines.

Member Rizor noted that bids for demolition and the associated cash bonds may not be applicable one year after being established.

Staff recommended for approval with comments, the changes to the Newton Township Zoning Ordinance with regard to lot building relationship.

“Moved by Member Rizor, supported by Member Lunger to approve the Newton Township Zoning Text Amendments regarding lot building relationship noting the comments regarding the necessity of the property owner's permission to initiate demolition, as well as the concern over applicability of the demolition bids after one year. “

On a voice vote, motion CARRIED.

e. 9-12-05, Clarendon Township: PA 116 Application for Arnett.

Staff recommended for approval.

“Moved by Member Rizor, supported by Member Bolton for approval of 9-12-05, Clarendon Township: PA 116 for Arnett.”

On a voice vote, Motion CARRIED.

- f. 9-12-06, Clarendon Township: PA 116 Application for Arnett.

Staff recommended for approval.

“Moved by Member Rizor, supported by Member Lunger for approval of 9-12-06, Clarendon Township: PA 116 for Arnett.”

On a voice vote, motion CARRIED.

- g. 9-12-07, Fredonia Township: Zoning Text Amendment re: Supplemental Regulations

Jennifer noted that the items received from Fredonia Township regarding the proposed zoning text changes were incomplete. She has requested the form to accompany the text changes, but has not received them as of yet. Members agreed to postpone any discussion or action until the submittal was complete. Therefore, no action was taken regarding this matter.

8. Department Report

A. Calhoun County Master Plan

Planning Consultant Bomba presented the final draft of the amended Calhoun County Master Plan for one last review before taking action to send it to the Board of Commissioners for their review.

Typographical errors were noted on pages 2, 18 and 20. References to the Calhoun County Road Commission were clarified in the Transportation and Infrastructure section. It was also agreed that an additional objective regarding mass transportation would be included.

“Moved by Member Rizor, supported by Member Lunger to approve the Draft Calhoun County Master Plan for submittal to the Calhoun County Board of Commissioners for their review.

On a voice vote, motion CARRIED

9. Member Comments

Member Rizor noted that the Trailway Alliance is presenting their plans to the Firekeepers Local Revenue Sharing Board in an effort to gain financial support from them.

10. Public comments

There were none.

11. Announcements

The next Calhoun County Planning Commission meeting is scheduled for October 22, 2012 at 4:00 p.m.

12. Adjournment

The Calhoun County Planning Commission meeting adjourned at 5:20 p.m.

Respectfully submitted,

Jennifer Bomba
Land Use Consultant