



Minutes – Planning Commission

Meeting – Wednesday, July 26, 2023

Meeting called by: Chairman Sevey @ 7:31 PM

Members Present: Chairman Sevey requested Member Roll Call

Al Myers \_\_X\_\_ Hal Babcock \_\_X\_\_ Mark Hoskins \_\_X\_\_ Keith Sawade \_\_X\_\_ Rick Sevey \_\_X\_\_  
Jon Tilburt \_\_X\_\_ Joe VandenBerg \_\_X\_\_

Others present: Attorney – Leisman, Zoning Admin - Gross

Pledge of Allegiance:

Approval of Minutes: Motion to accept June 26, 2023, minutes by Sevey, second – Myers, all Ayes, carried.

Approval of Agenda: Motion to accept Agenda as presented by Babcock, second – Sevey, all Ayes, carried.

Public Comment - Matters not the Subject of Public Hearing/Agenda Items: No public comment, closed.

Agenda Items to be reviewed by the Planning Commission:

Agenda Item #1: HC/NC – Zoning Options for Pet Crematoriums

Gross/Leisman: Needs PC decision on how to proceed - Text amendment to grant permission in NC district is the easiest route; existing buildings have longevity but this use in Zoning not okay; the site plan presented needs PC approval or request engineered site plan. This submittal addresses parking but not use.

PC Discussion/Questions:

- Fencing: new? Vehicles parked outside of fence?
- Vehicle fluids?
- Signage?
- Driveway surface? Has very little traffic
- What else missing on site plan? Accept this as site plan?
- Existing buildings there for years – can relax a little
- Revised site plan is opportunity to “clean-up” and bring more into compliance
- Separate mailing addresses - What would FD need?

Leisman/Gross Response:

- Fence is new – vehicles not parked outside of it
- Jeep Armory works on “dry” vehicles
- Nothing for signage for either business – not reasonable for crematorium
- Driveway is hard packed surface
- Site plan doesn’t address lighting or driveway width but public doesn’t access these businesses
- Need to address only buildings as currently used – not possible future rentals
- 3 mailing addresses needed – possible alpha/numeric, etc.

Sevey: Called for motion for text amendment to add pet crematoriums to NC district. Motion by Tilburt, Second – Hoskins, all Ayes, carried

Sevey: Called for motion to hold public hearing on request for pet crematorium SPU. Motion by Tilburt, Second – Myers, all Ayes, carried

Discussion, cont:

- Site plan needs legal description
- Layout needs to include Jeep Armory and pet crematory conditions
- Paved driveway required?
- If retail or public use, KCRC would require accel/decel lanes and curbs
- Parking needs 6 spaces

- Jeep Armory business is to fix/repair vehicles; if location/use changes, must return to PC

*Conclusion:* Applicant agrees to meet with Zoning Administrator Gross, and Committee member Tilburt for review of site plan and providing additional information as required; Applicant will submit site plan with specified updates; Public Hearing set for August 23<sup>rd</sup>.

*Unfinished Business:*

1. Solar Energy – Large-Scale Systems Amendment: Sub-Committee Report (*Babcock, Tilburt, VandenBerg*)

*Tilburt:* Submitted draft version adapted from Spencer/Oakfield Township's ordinance with considerations to be discussed:

- Is "red" letter language doable legally?
- Add illustration?
- Add max acreage/number of installations?
- Determine which zoning districts will allow
- Canvassing residents – not favorable feedback
- Surety bond – covers if out of business/bankrupt; escrow would be huge

*PC Discussion/Questions:*

- Average size?
- Doesn't see need for OSHA or additional township inspection (*strike Sec D,3*)
- Add amount (2 miles) distance of substation
- 1 square mile seems excessive
- Better packed in tight with setbacks
- Benefit to Township? Taxes?

*Sub-Committee:*

- Max size, 250 acres – 4 of those in this township
- 16 acres of glass on a 40-acre site
- Need to clarify – difference between parcel size and array size
- Restriction rationale is to preserve farmland

*Leisman/Gross:*

- Now primarily looking for minimum of 25 acres
- Arrays need to be more separate instead of stacked; need to find ground coverage – shadow effect
- Re: size – cannot prohibit w/o risk; better to put in provision for this and wind energy
- Re: Sec e – Decommissioning – utility company and applicant are responsible; Escrows and Security Bond can work
- Can be tax benefit depending on location, e.g., vacant land vs. prop w/house; is question for Assessor

*Conclusion:* Tabled – additional changes from Sub-Committee

2. Zoning Ordinance Amendment – PC SPU Discretion

*Hoskins:* Re: Township Board wanted feedback from PC about definition of "minor" in amendment language.

*PC Discussion/Questions:*

- Concern is not so much about this group but future PC board decisions

*Sevey:* Called for motion to discontinue further discussion of proposed Special Land Use Discretionary Standards amendment for the Planning Commission. Motion by Babcock, Second – VandenBerg, all Ayes, carried.

3. Master Plan Evaluation –

- Zoning Map continues to be updated; final will need engineer

*Conclusion:* PC will continue with examining existing plan – will look at next month.

*Report of Township Board Representative: (Hoskins) N/A.*

*Report of Board of Appeals Representative: (Tilburt) N/A*

*Report of Zoning Administrator: (Gross)* Has been approached for possible dog training school in HC/IND on Woodlawn Hills; may be a case of zoning terminology - animals "kept" may need interpretation; nothing further from either dog kennel or storage unit inquiries on Edgerton; nothing more heard from CS Retail Management.

No additional public comment, closed.

Sevey: Motion to adjourn by Sevey, second – Sawade, all Ayes, Carried. Meeting Adjourned: 9:25 PM.

*Next Scheduled Meeting:* Wednesday, August 23, 2023

Alan Myers - Secretary

8-23-23 - Date

