

Wilson Township Planning Commission
Regular Meeting
November 2, 2016

CALL THE MEETING TO ORDER: Chair John Mathers called the meeting to order at 6:00 PM and led the Pledge of Allegiance.

ROLL CALL: Planning Commission (PC) Members Present: Jeff Argetsinger, Mark Wuerth, John Mathers, Ray Guzniczak, Mel Nowland, and Aaron Nordman. Also present: recording secretary Marilyn Beebe, planner Scott McPherson, and consultant for Mr. Bill Ziebel, Dave Drews.

APPROVAL OF MINUTES:

1. **Moved by** R Guzniczak and **second by** M. Nowland to approve minutes from the October 5, 2016 Wilson Township Planning Commission meeting. Voice vote: Ayes 6, Nays 0. **MOTION CARRIED.**

CITIZENS COMMENTS ON NON-AGENDA ITEMS:

NEW BUSINESS:

1. Rezoning Pre-application review for River Run Estates: Mr. Dave Drews was present representing Mr. Bill Ziebel. Mr. Drews indicated that Mr. Ziebel is asking for consideration to rezone his property on Deer Creek to RR-1 to increase the number of allowable parcels from seven to at least ten, thereby making the property more profitable for developers. Mr. Drews stated that there are two options being considered. One being a cluster option that waives lot size requirements; or two, dividing the parcel into 3 acre lots thus creating 11 lots with a 3-acre open space. A preliminary drawing was provided but upon review it was noted that while the lots met the 3-acre lot size, the 300-ft. width requirement is not met. Consequently, the planning commission determined that either the number of lots in the plan must be reduced or the cluster plan must be considered. The planning commission also expressed concern about the airstrip that is still located on the parcel. After discussion, Mr. Drews noted that he will come to the next planning commission meeting with a plan that is agreeable and a document that Mr. Ziebel is going to rescind the airport license.
2. Review Master Plan and Future Land Use Map: The planning commission reviewed the Future Land Use Map with the idea in mind to provide additional land for housing. Of consideration was changing land use on the south side of BC East Jordan Road (Barber Road to Bergmann Road) from Agricultural Rural Residential to Medium Residential. Master Plan discussion will take place at a future meeting.

OTHER COMMUNICATIONS / REPORTS

1. Planner and Zoning Administrator's report: submitted.
2. Roof Pitch Requirements: Jeff Argetsinger reported that at the last board meeting a board member asked for consideration to have minimum roof pitch requirements for new structures in the zoning ordinance. The planning commission wasn't receptive to placing these types of requirements in the zoning ordinance, also noting that it would create non-conforming structures.

ADJOURNMENT: **Moved by** M. Nowland, **second by** R Guzniczak to adjourn the meeting at 7:40 PM. Voice vote: Ayes 6, Nays – 0. **Motion carried.** The next regular meeting is scheduled for 6:00 PM December 7, 2016.

Respectfully submitted,

Marilyn Beebe, Recording Secretary

Mel Nowland, Secretary