

Wilson Township Planning Commission  
Regular Meeting  
May 4, 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: Aaron Nordman, Jeff Argetsinger, Mark Wuerth, John Mathers, Ray Guzniczak, and Mel Nowland. Also present: recording secretary Marilyn Beebe and planner Scott McPherson.

**APPROVAL OF MINUTES:**

1. **Moved by** Jeff Argetsinger and **second by** Mel Nowland to approve minutes from the March 2, 2016 Wilson Township Planning Commission meeting. Voice vote: Ayes – 6, Nays – 0.

**MOTION CARRIED.**

**CITIZENS COMMENTS ON NON-AGENDA ITEMS:** None.

**NEW BUSINESS**

1. Election of Officers: **Moved by** Ray Guzniczak with **second by** Jeff Argetsinger to nominate John Mathers as Planning Commission Chair, Aaron Nordman as Vice Chair and Mel Nowland as Secretary. Voice vote: Ayes – 6, Nays – 0. **Motion Carried.**
2. Review minimum square footage requirements for dwellings: After an inquiry about the minimum square footage requirement for a primary dwelling in Wilson Township, the Planning Commission discussed the requirement in the Wilson Township Zoning Ordinance, which is 864 square feet. While the members understand the need for affordable housing, they also felt that reducing the minimum square footage requirement would be opening the door to allowing smaller, lower quality structures. Aaron Nordman suggested looking at doing a PUD to address affordable housing/smaller primary dwellings. He also suggested going back to the master plan and looking at where lower size homes would fit. After further discussion, the Planning Commission members elected to re-examine the zoning ordinance for areas where a smaller dwelling site could be located at the next meeting. In the meantime, Scott will look for more information regarding these types of home sites.

**OLD BUSINESS:**

1. Road Plan: Scott requested a new asset review from the County Road Commission but hasn't gotten the information yet.

**OTHER COMMUNICATIONS / REPORTS**

1. Planner and Zoning Administrator's report: submitted
2. Structure on Fall Park Road: Closed in.
3. Clares: waiting for pavement
4. House on Fall Park Road: Scott talked to the bank's attorney and stated that it needs to be cleaned up.
5. Screening: Mark Wuerth questioned if screening is a requirement for projects. Scott stated that no, it's not required but is part of the special use process. Mark asked as he felt that the screening used by one site is not worthy of being called screening.

**ADJOURNMENT:** **Moved by** Mel Nowland, **second by** Mark Ray Guzniczak to adjourn the meeting at 7:03 PM. Voice vote: Ayes – 6, Nays – 0. **Motion carried.**

Respectfully submitted,

Marilyn Beebe, Recording Secretary

Mel Nowland, Secretary