

Wilson Township Planning Commission
Regular Meeting
June 1, 2016
DRAFT

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, and Ray Guzniczak. PC Members absent: Mel Nowland. Also present: recording secretary Marilyn Beebe and planner Scott McPherson.

APPROVAL OF MINUTES:

1. **Moved by** Ray Guzniczak and **second by** Jeff Argetsinger to approve minutes from the May 4, 2016 Wilson Township Planning Commission meeting. Voice vote: Ayes – 5, Nays – 0, Absent: 1. **MOTION CARRIED.**

CITIZENS COMMENTS ON NON-AGENDA ITEMS: None.

NEW BUSINESS:

1. Review Future Land Use Map and Master Plan Goals to identify residential development areas: Picking up from May's discussion regarding zoning ordinance dwelling minimum size requirements and the need of affordable housing in the area, the PC determined that reducing the minimum size requirement should not be considered at this time; but another look at the Future Land Use Map, water and sewer locations and the Master Plan for areas where affordable housing could be developed was in order. Looking at the maps, the only locations deemed accessible to sewer and water hook-up was in the Hull Street and Pleasant Valley Road areas. Aaron noted that a PUD could be a good option to allow a higher density development and a means to stimulate development interest. While PUD's are not allowed in any zoning district in the township, Scott noted that it would behoove the township to look at the PUD option. PUD's increase taxable values and are a good way to bring in high density development. Scott will search models of PUD ordinances and provide the PC with language for further discussion.
2. Update Township Road Rating Map: Scott had not received road rating information from the county yet, so he drove the paved roads to determine the ratings. The PC discussed the ratings and the need for maintenance to keep the roads in good condition and that focus should be on the 4's, 5's, and 6's, not the 1's and 2's. Roads that were highlighted for improvement consideration were Anderson, Pleasant and Bergmann.

OLD BUSINESS: None.

OTHER COMMUNICATIONS / REPORTS:

1. Planner and Zoning Administrator's report: submitted
2. House on Fall Park Road: Scott noted that the attorney is talking to Doug Crozier trying to come to an agreement for driveway access.
3. Challenge Mountain: in the process of moving to a new location outside the township.

NEXT REGULAR MEETING: July 6, 2016 at 6:00 PM.

ADJOURNMENT: **Moved by** Ray Guzniczak, **second by** Mark Wuerth to adjourn the meeting at 7:18 PM. Voice vote: Ayes – 5, Nays – 0, Absent 1. **Motion carried.**

Respectfully submitted,

Marilyn Beebe, Recording Secretary

Mel Nowland, Secretary