

Wilson Township Planning Commission
Regular Meeting
August 3, 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, planner Scott McPherson, and guest Tim LaCroix.

APPROVAL OF MINUTES:

1. **Moved by** Jeff Argetsinger and **second by** Ray Guzniczak to approve minutes from the June 1, 2016 Wilson Township Planning Commission meeting (July mtg. was cancelled). Voice vote: Ayes – 6, Nays – 0. **MOTION CARRIED.**

CITIZENS COMMENTS ON NON-AGENDA ITEMS:

1. Mel Nowland stated that he had a resident ask him why Crozier Road wasn't improved to the end of the road. Mel responded that there wasn't money in the budget to completely pave the road. The resident asked why there was money to pave the parking lot but not enough to complete Crozier Road? Mel responded that the parking lot was paved with grant funds.

NEW BUSINESS

1. Public Hearing Special Use Permit Request for Accessory Dwelling Unit Located at 1384 Wilson Road: A Special Use Permit has been received from Tim LaCroix and Tim Banfield for an accessory dwelling on a 30-acre parcel where they currently reside in an 800 sq. ft. home. S. McPherson gave an overview of the request.
 - a. A house existed where the accessory building is proposed.
 - b. There is an existing foundation.56' x 26'
 - c. New structure will be attached to the existing home

Mr. LaCroix addressed the PC stating that they would like to place a mobile home on the existing foundation and use the home as a residence. The site has an existing gravel drive and all utilities are available.

The PC completed the Sections 10:05 and 1022 Special Use Permit Review Standards Findings of Fact for 1384 S Wilson (SUP 2016-01). All applicable standards were noted as met. **Motion was made** by J. Argetsinger to approve the Special Use Permit for 1384 S Wilson with **second by** M. Nowland. Further discussion: none. All ayes by voice vote. **Motion carried.**

The PC then completed the Section 18.8 Site Plan Review Findings of Fact for 1384 S Wilson (SPR 2016-01). All applicable standards were noted as met. **Motion was made** by M. Wuerth to approve Site Plan Review for 1384 S Wilson on the condition that all required permits are obtained, with **second by** J. Argetsinger. Further discussion: None. All ayes by voice vote. **Motion carried.**

2. Review 2016 Road Improvement Plan: The PC reviewed the 2016 Road Improvement Plan. Road ratings were updated (Scott completed a rating in addition to the county). Anderson Road was discussed and recommended to be completed. Other roads discussed and recommended for improvement were Bergman (wedge and overlay or Afton Stone), Pleasant Valley (possibly wedge and overlay) and Deer Creek Crossing at Fuller Road (culvert). Zinc Road was also discussed due to the number of homes on the seasonal section. Priority wise, Anderson Road was considered the priority.
3. Review Planned Unit Development Ordinances: Continued discussion of the need for affordable housing in the area lead to an examination of planned unit developments (PUD) and a review of sample ordinances. Scott noted that PUD ordinances are tools that outline what can be done and give flexibility to do what a township wants to do in a designated growth area. After discussion, it was recommended that the issue be presented to the Township Board of Trustees for direction before developing a proposed ordinance.

OTHER COMMUNICATIONS / REPORTS

1. Planner and Zoning Administrator's report: submitted. Scott also reported that a Brownfield meeting has been scheduled for the Challenge Mountain site and the miniature golf course is being considered for a possible gas station site.

ADJOURNMENT: Moved by Mel Nowland, **second by** Mark Ray Guzniczak to adjourn the meeting at 7:35 PM. Voice vote: Ayes – 6, Nays – 0. **Motion carried.** The next regular meeting is scheduled for 6:00 PM September 7, 2016.

Respectfully submitted,

Marilyn Beebe, Recording Secretary

Mel Nowland, Secretary