

Wilson Township
Planning Commission Meeting
March 7, 2018
DRAFT

CALL TO ORDER Chair John Mathers called the meeting to order at 6:00 PM and led the Pledge of Allegiance. Present: Roll call: Norm Vogt, Jeff Argetsinger, Mark Wuerth, Aaron Nordman, John Mathers, Ray Guzniczak, Mel Nowland, Scott McPherson, and recording secretary Marilyn Beebe. Guests: John Ferguson, Zack White, Guy White, Dick Mellon, Randy LaVanway, Dave Drews, Steve Bulmann, Ted Monroe, and two others who are unidentified.

APPROVAL OF MINUTES J. Mathers noted a correction was needed to the February minutes. They should read that R. Guzniczak moved to adjourn, not M. Nowland. M. Beebe will make the correction

Moved by R. Guzniczak, second by M. Nowland to approve the minutes from the February 7, 2018 Planning Commission with correction. Discussion: None. Passed by affirmative unanimous vote of Planning Commission.

CITIZENS COMMENTS ON NON-AGENDA ITEMS None

NEW BUSINESS

1. Public Hearing for Robert and Randy LaVanway Site Plan Review (Parcel 15-015-001-003-15): An updated project drawing depicting elevation detail was provided for review. S. McPherson gave a plan overview. The parcel is zoned Industrial and, in this district, the proposed use is a use by right. A 40 x 60 building will be constructed on the 39-acre site to store equipment and supplies. Mr. LaVanway noted that they may want to extract sand or gravel in the future but the request to do so is not included in this site plan review. Two retention ponds are proposed to address water runoff. The access road will be 24' wide partially paved. Opened to public comment at 6:08 PM. Several guests asked about the proposed usage of the building and site and about frontage requirements (the parcel is a nonconforming parcel). Closed to public comment at 6:16 PM. Findings of Fact were completed (attached).

Moved by M. Nowland, second by R. Guzniczak to approve the Robert and Randy LaVanway Site Plan Review with conditions. Further discussion: None. Passed by affirmative unanimous vote of the Planning Commission.

2. Public Hearing for Bulmann Property Ventures LLC Site Plan Review (Parcels 15-015-001-006-30 and 15-015-001-004-60): S. McPherson gave a brief plan review. A 140 x 200 ft. building is proposed and brought to the new Zoning Ordinance architectural standards. The old building will be removed. A paved parking lot used mainly for employees is proposed. The existing parking lot will be improved but not relocated. Water retention will be on site. The sanitary system will be upgraded. A dumpster will be located between the buildings at the back. Opened to public comment at 6:37 PM. No comments were taken. Closed to public comment at 6:38 PM. Findings of Fact were completed (attached).

Moved by R. Guzniczak, second by M. Nowland to approve the Bulmann Property Ventures LLC Site Plan Review with conditions. Further discussion: None. Passed by affirmative unanimous vote of the Planning Commission.

3. Pre-application conference for Guy White: Mr. White presented a concept for the development of commercial storage buildings on his property. The Planning Commission discussed the following facts of the proposal:
 - The property is currently zoned RDA and commercial storage buildings are not an allowed use.
 - Commercial storage buildings are only allowed in the Industrial District.
 - Rezoning Mr. White's property to Industrial is not supported by the future land use plan and is not consistent with the goals of the Wilson Township Master Plan.
 - The approval of a rezoning not supported by the future land use plan or goals of the Master Plan would establish a precedent for future rezoning requests.

Given these facts, the Planning Commission was not supportive of the proposal.

OLD BUSINESS

1. S. McPherson reported that a public hearing for a tax abatement for Mr. Glen Catt (Save-A-Lot) is scheduled for the March Board of Trustees mtg. and a site plan review with the Planning Commission could be on the April agenda
2. Scott also reported that the county is reviewing the Findings of Fact for the rezoning of the 3 parcels included in the expired 425 Agreement.

**OTHER
COMMUNICATIONS /
REPORTS**

1. Several Zoning Ordinance corrections were noted by N. Vogt.
2. Election of officers will take place in May.

ADJOURNMENT

*Motion by M. Nowland, second by R. Guzniczak to adjourn at 7:48 PM.
Passed by affirmative unanimous vote of the Planning Commission.*

Respectfully submitted,

Marilyn L. Beebe, Clerk