

**WEST DEER TOWNSHIP PLANNING COMMISSION
FEBRUARY 28, 2019**

Mark Schmidt called the Meeting to order with the following members in attendance: Kathy Rojik, John Butala, Patrick Stark, and Robert Bechtold

Absent Members: Tim Phelps and Suzanne Garlena

Other Attendees: William Payne (Code Enforcement Officer)
Scott Shoup (Shoup Engineering)

ELMENDORF PLAN OF LOTS – 3-lot Subdivision for 314 Oak Road

(Represented by Jerry Nist – Hampton Tech)

Property zoned I (Industrial)

- Lot 1 measures 1.5392 acres
- Lot 2 measures 1.6839 acres
- Lot 3 measures 2.8179 acres

Mr. Shoup did not have a formal review letter. Mr. Nist explained the particulars of Lots 2 and 3. Lot 2 will be accessed from the beginning part of Mueller Street for Industrial use. Lot 2 will also have a 50 foot access and utility easement for Lot 3 if that lot is used for Industrial. If Lot 3 is used for Residential, then easement in Lot 2 will be removed and access for residential use will be through Spruce Street. This approach for access of Lots 2 and 3 eliminates the need for rezoning. Was noted by Mr. Bechtold that 4th Alley should be depicted on plan as not being an access for Lot 3 when used for industrial use.

First motion by Mr. Bechtold and second motion by Mr. Stark to **RECOMMEND APPROVAL** of the Elmendorf Plan of Lots contingent upon the following:

1. Under General Notes on plan, amend Item 3 to include that 4th Alley is not to be used as access to Lot 3 for industrial use
2. Highway Occupancy permit required and to be noted on plan.
3. Sewage facilities planning module needs to be filed. If planning module is not filed at this time, a non-building waiver statement should be noted on plan. No building permits to be issued until planning module is filed.

Voting was unanimous to recommend approval. Mr. Schmidt abstained.

WORKSHOP

Zoning Ordinance Updates

The Planning Commission discussed/agreed on the following changes:

1. Eliminate Article VI, Sections 6.3 (Conventional Development reference) and 6.4 (Cluster Development).
2. Articles VIII, IX, X, XI: change Conventional Development to Residential Development and add Section 5.4 reference for accessory uses.
3. Article XII and Article XIII: add Section for Outside Storage, and Section for Development Standards
 - Outside Storage did not have standards set forth in present zoning ordinance. This section is similar to industrial storage. Mr. Butala wants to read over for differences between what is being submitted and industrial storage.
 - Discussed the possibility if business that has limited parking space (example Russellton shops) applying for a waiver for tree parking.
 - Mr. Shoup questioned if 1 tree per 10 spaces for Industrial should be applied for C1 and C2 zone.
4. Trees: Add to C1, C2, and Industrial that 1 tree required for every 1000 sq.ft. of building, Mr. Banks to supply an acceptable tree list, and to consider alternate places to plant tree if not feasible at building site.
5. Article XIV: add Accessory Uses and Conditional Uses. Section 14.7.8 needs reworded for additions to existing building. Delete Section 14.7.12. Mr. Banks suggested changing 1-1/2 tree caliper to 2-1/2.
6. Delete Article XV (Floodplain)
7. Changed Article XV to SU District: side yard setback change from 50 feet to 25 feet. Outside Storage to be researched by Mr. Stark. Add new Section 15.8.6 and add to Section 15.11, Development Standards. Trees can be planted within 15 feet from property line in side yards when yard abuts another building.
8. Changed Article XVI to Village Overlay: add Accessory Uses and Conditional Uses. Add landscape guidelines to the Construction Standards.
9. New Section Article XVII (Business & Technology Park Overlay).
10. Add Section 18.9 (Modifications) at end of PRD section.

Discussion was held on landscaping guidelines to be included in Construction Standards and referenced in Zoning Ordinance. The Landscape Guideline will be discussed in next meeting.