

June 5, 2013
7:00 PM

The regular meeting of the Monroe Township Planning Commission was called to order by Chairman Paulus. The pledge of allegiance was said by all.

ATTENDANCE

Steve Paulus, Chairman	Kirk Stoner, County Planning
Sheldon Brymesser, Vice-Chairman	Mike Pykosh, Solicitor
Sharon Nelson, Secretary	Marjorie Metzger, Secretary
Dave DeNicholas	Mark Bruening, Engineer
	Greg Rogalski, Zoning

MINUTES

On the motion of Ms. Nelson, and seconded by Mr. Brymesser, and by unanimous vote of the members it was duly RESOLVED to approve the minutes of the May 1, 2013 regular meeting.

CORRESPONDENCE None

AUDIENCE PARTICIPATION None

UNFINISHED BUSINESS

TRINDLE STATION – FINAL LOTS 30 & 39

On the motion of Mr. Brymesser, and seconded by Mr. DeNicholas, and by unanimous vote of the members it was duly RESOLVED to table the Trindle Station final subdivision plan for Lots 30 & 39.

NEW BUSINESS

TIMOTHY THOMPSON – FINAL

Richard Helwig present. This plan subdivides two lots into two lots. It reduces a 10.9 acre lot to 2.58 acres and adds the residual to the adjacent lot, making it 17.2 acres. He has no problems with the engineer's comments, and will be submitting addition waiver requests for the storm water management; on-lot sanitary disposal replace system site; features within 200'; and location of wells within 50'.

Engineer & Staff Comments:

Mr. Bruening reviewed his comments dated May 30, 2013. He has no problem with the additional waivers to be requested.

Mr. DeNicholas asked what the purpose of the change in lot lines is, and the answer was not known.

Mr. Brymesser questioned the access to the rear dwelling. Mr. Helwig said an easement will be provided and will be shown on the plan.

Mr. Pykosh suggested a note be added to the plan stating the roads are private and will not be offered for dedication.

On the motion of Mr. DeNicholas, and seconded by Ms. Nelson, and by unanimous vote of the members it was duly RESOLVED to table the Timothy Thompson final subdivision plan.

ZONING ORDINANCE REVISIONS

Mr. Rogalski led the discussion on the proposed zoning changes to be considered. Reviewing his memo of April 30, 2013, items G through N has come up over the past couple years and are straight forward. The Board discussed items A through F and provided input.

Home Based Business was discussed, and the idea of making tiers of no impact, minimal impact, and limited business. Ms. Nelson mentioned she sent an email to Greg with her comments, which was not received. She suggested addressing the behavior or problem, such as noise, smell, light, and hazards. But the question becomes the enforcement. Mr. DeNicholas agreed it is good to plan and control, but enforcement on the township's limited budget is difficult. Kirk Stoner will provide a model ordinance from the county for agriculture businesses in the agriculture zone.

Accessory Use was mentioned, such as constructing a garage on a vacant lot in a residential zone that will also allow for the construction of a single family home.

Mr. Rogalski is suggesting allowing Elderly Care in the agriculture, conservation, village and R1 zones.

Non-commercial Keeping of Livestock was discussed, especially the concern of chickens. The lot must be large enough to allow the animals without impacting the neighboring lots. Kirk Stoner will provide a model ordinance for this use.

Off-Site Directional Signs was reviewed. The question is whether to allow real estate signs and local business signs. They are presently prohibited. The Board agreed they should be allowed with some criteria.

Accessory Structure Height was mentioned. Can the accessory building be higher than the primary use?

Mr. Rogalski will make some adjustments, add some language, and come back to the July meeting.

AUDIENCE PARTICIPATION None

STAFF COMMENTS None

ADJOURN

The meeting was adjourned at 8:10 PM.

Respectfully submitted,

Marjorie E. Metzger, Administrative Assistant