

Planning Commission Minutes

January 13,2021

Chairperson Wendy Williams called virtual meeting to order at 5:31 pm. In attendance were six commissioners including: Williams, Grachal, Righi, Mullins, Rosso and Schrader. Recording Secretary, Heather Runyan, and Zoning administrator, Paul Eddy, were also in attendance. Five community members were in attendance as well.

Member's absent: Lake, White and Rohr, Rohr has resigned and a replacement has not yet been appointed.

Williams led the pledge of allegiance.

Grachal made a motion to approve the October 28, 2020 minutes, 2nd by Mullins, all were in favor.

A Motion to approve the 2021 Calendar with the canceling of the November 24, 2021 meeting was made by Righi, 2nd by Grachal, all were in favor.

New Business:

Williams excused herself before the first site plan involving Eugene Diponio was discussed, leaving Grachal to lead discussion on the matter as Williams has conflict of interest in the matter. Paul Eddy lead the description of the site plan stating that maintenance of Memorial would be on the township as Diponio is planning to pay for the resurrecting of area and then donate it to the township. There were many questions brought up regarding site, Righi was specifically questioning what the area was zoned. Eddy found it was zoned C-P commercial. More questions were raised and as the Diponio's or a representative of the family was not present to answer the questions, Mullins made a motion to table the item, Schrader and Rosso 2nd the motion, all were in agreement. Recording Secretary called Williams to rejoin the meeting.

Rezoning request from Lester Harrington was presented by Paul Eddy. The Rezone would take the parcel # 001-022-000-005-09 from IE (Industrial/Extraction) to R-3 (Residential/Multi Family). After much back-and-forth Righi stated that Article 10-1 states a public hearing must be held before a rezone can occur. Righi made motion to advertise public hearing on February 24, 2021 at 5:30 pm 2nd by Grachal all were in favor. Mr. Drews questioned that if public hearing was held at 5:30 and not objected to could we then proceed to site plan, Righi and Williams both answered that no it would first

have to go in front of the Township Board for approval of rezone. Eddy would get notice in the newspaper and letters out to property owners within 300 ft of parcel in question.

Chris Paffi spoke in the reasoning for Amending the Ordinance, Subsection 3.19.E.2 and Subsection 3.19.F.2. Two options had been presented from Brian Grahmn, township attorney. The Amendments would allow for rebuilding or repair of nonconforming structures that are damaged by fire, explosion or the public enemy as long as permits were obtained within one year of the date of the damage. Williams questioned if this would be for a certain area or a universal change to all districts. Consensus was it would be universal. Grachal motioned to recommend the second option of the amendments to go for a public hearing on February 24, 2021 at 6pm, 2nd by Righi and all were in agreement. Chris Paffi asked what would happen after the public hearing. Righi informed the meeting that the next step would be to go to the Township Board for approval.

Old Business:

Master plan will be discussed at the next meeting on January 27, 2021 at 5:30 pm via Zoom.

Righi stated that if anyone had a suggestion of a replacement for Michelle Rohr to please let Supervisor Michael Runyan know. Righi continued to say that Township Board had brought up that Parks and Rec committee needs to start meeting again as they have not met since February 2020. Mullins and Rosso both being on committee agreed. The Election of officers will also be held at the January 27th meeting.

Motion to adjourn by Grachal, 2nd by Williams. Meeting adjourned at 6:32 pm

Respectfully Yours,

Heather Runyan