

## Comins Township Planning Commission

Via Teleconference

May 14, 2020

Members Present: Lora Freer, John McConnell, Dan Swartzendruber, Jerry Kunnath also present Rob Murphy ZA

Lora Freer called the meeting to order at 7:05pm and invited Rob Murphy to join the Commission on the teleconference. Lora Freer took minutes as Arisa Handrich had an excused absence for this meeting.

There was no public present therefore no public comment.

Freer requested approval of January 9th minutes, Jerry Kunnath motioned that we accept the minutes and John McConnell 2nd m/c.

Freer requested approval of April 9th minutes, discussion determined that the minutes of the Steven Weaver SUP hearing said on item 14 of the "Finding of Fact" should read "Sign Dimensions with permit would probably not affect Steven." This would change without to with. John McConnell motioned that we accept the minutes with revision and Jerry Kunnath 2nd m/c.

Rob was concerned that the minutes for April 30<sup>th</sup> were handwritten and wondered if it is OK to let them stand. Motion to approve hand written notes was made by Dan Swartzendruber and Jerry Kunnath 2nd m/c.

Freer requested approval of April 30th minutes, Dan Swartzendruber motioned that we accept the minutes as read and John McConnell 2nd m/c.

Freer requested approval of February 13th minutes, John McConnell motioned that we accept the minutes and Dan Swartzendruber 2nd m/c.

Zoning Administrator's Report: Rob Murphy asked to be brought up to date regarding what the Commission decided regarding the update to the sign ordinance. The commission needed to know what concerns the township board had about the ordinance and they thought maybe we needed community input. The township board wanted height and size restrictions more in keeping with the look of our community. Community input will happen when we have the public hearing to approve changes to the ordinance. It was agreed that each of us would submit suggestions by email to Rob & Lora who would compile and send to the township attorney to write updated ordinance hopefully for the next meeting.

Rob thanked the commission for our answers to the county master plan township questionnaire. He continued by discussing the zoning report updating the commission the first quarter totals of zoning and sign permits issued, work on special use permits, land splits and lot line adjustments.

Rob reported of his conversation with Tim Bills regarding the special use permit (SUP) that we just issued during the April 30<sup>th</sup> Special Use Hearing. When he asked Tim Bills to sign the permit, Tim kept it to let his attorney look it over. Township has to have the original for the records. Mr. Bills intimated that he might not continue with the project because he felt the township was not accommodating to his business. He also mentioned that he wanted to add a ring de-barker to the site but did not bring it up during the hearing. During that public hearing the over-arching concern of nearby residents was the noise and dust/pollution. The commission was careful to approve the SUP by ensuring that sound and dust were reduced by both pallet mill and chipper being installed inside buildings. Rob wondered what to do. After discussion, the commission decided that Mr. Bills was authorized to proceed with the pallet mill and chipper. Jerry Kunnath motioned that the ring de-barker would have to be another special use hearing John McConnell 2nd m/c.

Rob also informed the commission about a fence issue between neighbors on Perry Creek. They have been feuding and want a 6 ft fence between them. They both agree on this. The ordinance says that from the front of the house to the road right of way the fence can be no higher than 42". Rob felt that the higher fence would make better neighbors. The commission discussed the reason for the height reduction was for visibility. Jerry suggested that a carefully worded waiver that both would sign might be a good way to make them understand that if either of them move the next owners could request a shorter fence. Rob thought that was a good solution.

Rob reported on possible township projects.

Dan requested that the next meeting be in the hall with social distancing and that we start with extra work sessions also.

Jerry Kunnath motioned to Adjourn at 8:44 John McConnell 2nd m/c

Minutes submitted on behalf of Arisa Handrich, by Lora Freer