

Comins Township Planning Commission Regular Meeting/
Joined Meeting with ZBA
November 10, 2022

Call to order: 7:03 p.m.

Roll Call: John McConnell, Dan Swartzendruber, Jerry Kunnath, Arisa Handrich
Merianne Tappan- absent

ZBA members: Larry Diller and Dave Yoder

Invited Rob Murphy, Zoning Administrator, to the table

Approval of minutes:

October 13th, 2022, minutes approved John M/C, Jerry 2nd

Guest Sign in Sheet

Public Comment: none

New Business:

Welcome ZBA members

- Zoning Update – Permits and issues.
Tightened communication with county on permits
Several splits this year 36 permits written/2 million in new

buildings

- Michelle and Ryder Kemp possible rezone. They currently have 40 or so horses, 20 over the zoning limit for property size. They would like to get property rezoned into ag land as they are surrounded by ag land, gave ZBA heads up. Will try to get Rex involved for animal control.
- Bill/Joel Yoder transition and options – they are still considering all the options Rob laid out for them.
- Solar ordinance and PC and ZBA's Role – updated ZBA on the solar ordinance. It's going to require a lot of education when talking to the few people that do desire to have it in our community.
 - Current situation for solar farm on Knepp- must go to ZBA and prove hardship
- Possible daycare, need to know if they need a special use permit in residential.
- PC and ZBA open positions – Kyle Yoder for PC board. Make recommendation to board on Dec 6th.
- PC and ZBA Future. Concerns and Opportunities
 - Get Master Plan finished up so we can use it.
 - Grant writer – possibly hire them

Old Business:

- Continued Dispensary discussion and review public opinion
 - Comments on Facebook post was mostly for it.
 - It's hard to make a decision, need to have public meetings

- Dan suggested that this should be in front of elected officials first, will bring up at December 6th meeting
- Master Plan – need more public input. Host 2 more meetings
 - ZBA input and status
 - Postponed 2nd round of meetings. Suggest we move until after holidays

Public Comment: None.

No correspondence

Adjournment: Jerry M/C, Arisa 2nd 8:47pm

Next meeting: January 12th, 2023

Respectfully submitted by Arisa Handrich