

**Saline Township Planning Commission  
Regular Meeting, November 8, 2006**

**Members Present:**

Neil Bohnett, Trudy Feldkamp, Keith Girbach, Laurie Leinbach, Chuck Rankin, Denny Zink

**Members Absent:**

Richard Zahn

**Others Present:**

Jim Marion (Supervisor), Robert Marion (trustee), Don Pennington, Rodney Nanney, approximately 10 others

Due to the absence of Chairman Zahn, Girbach was asked by members to conduct meeting.

Meeting was called to order by Planning Commission member Girbach at 7:30 pm.

*Roll* was taken; six members present; quorum established.

*Pledge of Allegiance* was led by Rankin.

*Approval of Minutes, October 11, 2006:* motion by Bohnett, supported by Zink; vote unanimous to approve.

*Approval of Agenda, November 8, 2006:* Addition to agenda, New Business, presentation by Frank Stukenborg on Saline River Greenway. Motion by Rankin to approve amended agenda, supported by Girbach; vote unanimous to approve.

**Announcements:**

None

**Public Comments:**

None.

**New Business:**

- A. Saline River Greenway. Frank Stukenborg presented information that the York Township Planning Commission is considering a Wetlands Protection Ordinance, which gives the township protection to the river against pollution, etc. Ordinance is close to approval stage. He urges

Saline Township to also consider a similar ordinance. He will send a copy of the ordinance once approved.

The ordinance includes items such as a definition of wetlands, setbacks, etc. We can adopt stricter standards than the State if we feel it necessary. York's follows State guidelines. Lodi also has a similar ordinance that includes woodlots, floodplains, etc. It is a good idea to have some regulations for environmental issues.

Don and Rodney have given some thought to including something similar in the Zoning Ordinance. Looking at regulations that would not adversely effect farming.

B. Board Issues

None at this time (Board meets on November 13).

**Old Business:**

Continued work on Plan update. Rodney Nanney distributed copies of proposed Part V, Physiographic Features; Article 12, Procedures and Standards; and Article 13, Condominium Regulations. Don reiterated that these are for review, please ask questions. He will also include the "why" for each section.

Ponds standards will be separate from extractions.

Graphics will be added. Still looking for photos of the township to include in the finished product.

Section 16.13B - change 270 calendar days to 1 year

Section 12.03 - Public hearing, reflects changes in State Act. Key difference is the standardization of dates (15 days) to 300 feet. Individual notices are not needed if 11 lots or more rezoning.

Section 12.02 - Special Uses. Language has been updated. Purpose statement added.

C #2 - Technical Review. Expert input. Applicant should pay for review.

Pages 12-15, G - Rescinding Special Use Approval. If recipient is not following conditions, is a control of the approval conditions. Or if the use has discontinued. Special use runs with the property, not the owner.

Section 12.04 - Amendments. A conditional rezoning, not permitted; PUD is more flexible. Will look at PUD regulations at a future meeting. Most language will be updates.

**Public Comments:**

None

Bohnett moved for adjournment; Rankin support; meeting adjourned, 8:45 p.m. The next regular meeting will be on December 13, 2006, at 7:30 p.m. at the Township hall. A work session is scheduled for November 29, 7:30 p.m. at the Township hall.

Trudy Feldkamp  
Saline Township Planning Commission, Secretary