

**Saline Township Planning Commission
Regular Meeting, October 11, 2006**

Members Present:

Richard Zahn, Neil Bohnett, Trudy Feldkamp, Keith Girbach, Chuck Rankin, Denny Zink

Members Absent:

Laurie Leinbach

Others Present:

Jim Marion (Supervisor), Robert Marion, trustee, Dan Cabage, approximately 10 others

Meeting was called to order by Chairman Zahn at 7:38 pm.

Roll was taken; six members present; quorum established.

Pledge of Allegiance was led by Girbach.

Approval of Minutes, September 13, 2006: motion by Bohnett, supported by Rankin; vote unanimous to approve.

Approval of Agenda, October 11, 2006: motion by Rankin, supported by Girbach; vote unanimous to approve.

Announcements:

Mary Gumtow reported on the recycling in the Township. Signs have been placed on the doors. On September 23rd there were 3 trucks full, approximately 110 loads were brought in. The scrap truck stays on the premises for a couple of days.

Public Comments:

None.

New Business:

A. Board Issues.

1. 1. New cemetery ordinance was approved. There will be a maximum of four cremations on one burial site.
2. Biltmore lawsuit hearing has been postponed until February.
3. 3. Township regulations supercede County regulations. Setback requirements are shown on map supplied by the County.

4. Terry Brinkman has not reported on the PDR ordinance. Don Pennington was asked, to his knowledge, the County has not determined their requirements yet. Tom Tobias may request an application, jointly applying to Saline and Lodi Townships of his property that saddles both townships.

B. Dan Cabage, Austin Commons. The current inspection is finished.

Old Business:

Continued work on Plan update. Don Pennington distributed a draft of the introduction. It refers back to previous information, i.e. survey, special characteristics, etc. Planning Commission members are to review and it will be discussed at the October 26 work session. Currently it is all text. Don would like to add photos, if anyone has any to share.

Rodney Nanney distributed a proposed Zoning Ordinance Outline ("Outline"), a draft of Article 4 Land Use Table ("LUT"), a draft of Article 5 Use Standards, and a draft of Article 16 Nonconformities ("Noncon").

The Outline is very basic (single page).

The Use Standards document - they brought in previous ordinance material, added standards for other uses. Based on current zoning practices. Should make good "bedtime reading". Is organized same as the LUT.

LUT - is a revised draft of previous version. The section numbers from Section 5 have been inserted.

Noncon - This is updated. Specifically:

Page 16-5, Section 16.07: Preferred Class Designations, to deal with an existing nonconformity. This gives an alternative, especially commercial uses. Similar to special use, conditions can be required. Individual case only.

Page 16-7 Section 16.08: Nonconforming Use Determinations. How to determine "grandfathering"? Often a judge ultimately makes the determination. Decisions based on incomplete information. This would set standards to determine nonconforming status. Could prevent court. Also provides standards for nonconforming use being discontinued.

There is a piece missing, "Nonconforming Extractions", that is in the current ordinance. Nothing has been changed in this section. A copy will be provided at the next meeting.

Public Comments:

The township has received an inquiry regarding the availability for additional co-location on the Abel Road communications tower. The township will be notified if someone wants to add on.

Absentee ballots are available. They must be postmarked by November 4th.

The Tobias property is behind Peterson's on Austin Road, comes out on Waterworks Road next to Bauer's.

Girbach moved for adjournment; Rankin support; meeting adjourned, 8:25 p.m. The next regular meeting will be on November 8, 2006, at 7:30 p.m. at the Township hall. A work session is scheduled for October 26, 7:30 p.m. at the Township hall

Trudy Feldkamp
Saline Township Planning Commission, Secretary