

**Saline Township Planning Commission
Regular Meeting, February 14, 2007**

Members Present:

Richard Zahn, Neil Bohnett, Trudy Feldkamp, Keith Girbach, Laurie Leinbach, Chuck Rankin

Members Absent:

Denny Zink

Others Present:

Jim Marion (Supervisor), Dan Cabage, Don Pennington, Rodney Nanney, approximately 10 others

Meeting was called to order at 7:38 pm.

Roll was taken; quorum established.

Pledge of Allegiance was led by Girbach.

Approval of Minutes, January 10, 2007: motion by Bohnett, supported by Rankin; vote unanimous to approve.

Approval of Agenda, February 14, 2007: motion by Rankin to approve agenda, supported by Leinbach; vote unanimous to approve.

Announcements:

Dan Cabage, Austin Commons' eskrow has been worked out. The developer will be paying, utilities are good, is abiding by the consent judgment.

Public Comments:

None.

New Business:

- A. Fiber Tower has applied for a Special Use Permit to co-locate equipment on the Sprint tower located on Case Road. Girbach pointed out there is no culvert under the drive and the trees need to be reviewed. Dan Cabage and Don Pennington will review the application. A public hearing is scheduled for March 14, 2007 at the regular Planning Commission meeting.
- B. Board Issues

1. Fire Department: is asking for an increase; Township Board voted against the raise.
 2. Township Hall furnace, repair needed, the Township has received two bids.
 3. Biltmore and the Township met with Judge Shelton, nothing has been determined.
- C. Rodney passed out proposed Senate Bill #8, which would give more power to local municipalities.

Old Business:

Continued work on Plan update.

Rodney handed out Article 18 (Definitions), Article 9 (Signs) for next meeting. The definitions have been updated and some new have been added. Illustrations are at the back.

Article 9-Signs: substantial update. Please spend time on this one. More authority on local level for billboards. A billboard is an "off-site" sign for a business. Permit will be changed to an administrative function.
Page 9-10 - new table of standards for permanent grounds signs.
Page 9-5 - table for temporary signs, very difficult to regulate.

Article 6 - the "Miscellaneous" Article, things that don't fit nicely anywhere else. Mostly the current article with updates. Fences. Ag fences are exempt from regulations. It is up to the home owner to verify correct placement.
Page 6-5 - Illustrations, decorative side faces the neighbors, language has been added.
Page 6-3 - height regulations.
Page 6-4 - Swimming pools, etc. Permit required, has disappeared from State building code, which is why it is added here. Administrative permit.

Accessory structures sections remained the same.

Article 11-Special Developments Provisions.

Section 11.01 is required by State, this option is strictly at land owners discretion. Only allowed in agriculture or R1 districts.

Page 11-8 - Cell Tower section. All kinds of wireless technology added. Standards are mostly same as current ordinance. Have removed the reference to the distance to US 12.
Page 11-12/13 - Table. Have included all typed of wireless options. All regulations for cell towers are in this section. Have strengthened the current language.

Page 11-20, Section 11.03 - Development Agreement. Expanded current language.

Page 11-21, Section 11.04 - Water & Sewer section. Waste water system would be allowed in PUD only. Would compliment a stand-alone ordinance.

Page 11-22 Section 11.05 - Natural Features. New section. Woodlands/trees are not included. Should we include? Will look into "excessive" berms. Steep slopes, etc.

Page 11-24 - Wind Power systems. New section.

We now have all the text. After discussing the final sections a meeting with the Township Board will need to be scheduled to discuss any questions and to map out the remainder of the process.

Public Comments:

None

Bohnett moved for adjournment, Girbach support; meeting adjourned, 9:10 p.m. Next meeting is March 14, 7:30 p.m. at the Township hall.

Trudy Feldkamp

Saline Township Planning Commission, Secretary