

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

Members Present:

Richard Zahn, Trudy Feldkamp, Laurie Leinbach, Gary Luckhardt, Robert Prehn, Chuck Rankin.

Members Absent:

Neil Bohnett.

Others Present:

Jim Marion, Don Pennington, Rodney Nanney, Dan Cabage, approximately 20 others.

Meeting was called to order at 7:34 pm.

Roll was taken; quorum established.

Pledge of Allegiance was led by Rankin.

Approval of Minutes, October 10, 2007: motion by Prehn, supported by Leinbach; vote unanimous to approve.

Approval of Agenda, November 14, 2007: motion by Leinbach to add one item to Old Business (Rita Feitel, to discuss private off-road courses, section 5.506); discussion, one nay to addition; motion by Leinbach to approve amended agenda, supported by Luckhardt; vote 5 ayes, 1 nays, to approve agenda.

Announcements:

None.

Public Comments:

None.

New Business:

A. Items from the Board

1. Vandalism at Oak Hill Cemetery doesn't appear to be.
2. Appointments for Planning Commission and Zoning Board of Appeals for completed terms. Rankin and Luckhardt have agreed to serve another term for the Planning Commission; Richard Zahn and Judy Gordon for the Zoning Board of Appeals.

3. Bohnett and J. Marion have met with the City of Saline regarding the 425 agreement for the Biltmore property.
4. County Road Commission has reported that the repairs have been completed on Case and Willow Roads.
5. Development Rights will be looked into. Don Pennington has provided the County's version for the Board to review.
6. There have been several broken bottles found behind the Township Hall. Please be alert when driving by.
7. Mary Gumtow gave a report regarding the recycling. It has been determined there will be only one clean-up day. A date in May will be determined at a later date.
8. Some discussion regarding the stables verbiage in the zoning ordinance draft

Old Business:

1. Development plan discussion. Document was loaded to the Township website. Pennington will compile all additional comments, make revisions including maps and photos, etc. and will create a final draft document for final approval.

Some discussion regarding the properties on Mooreville Road. Some are included in the Biltmore judgment, some are not. Those outside the consent judgment will remain at 2 acres. A lot of the land on Mooreville Road is also in the Saline River floodplain and require larger parcels, but any included in the judgment will follow the judgment requirements

Comments, "good job on the plan". What will the Township look like when the plan and the judgment are in effect? Pennington presented some of the maps the will be part of the final version. More discussion about Mooreville Road.

2. Zoning Ordinance discussion.
 - a. Julie Arkinson, had a discussion with Neil Bohnett regarding stables and is not prepared for this meeting. Would prefer to make her presentation at the next meeting.

Lloyd Finkbeiner has had experience with riders in fields.
 - b. Rita Feitel, regarding section 5.606, Private Off-Road courses. Request that decibels be raised to 85 db (comparable to a tractor). Fred Feitel also spoke. Others commented that they also think that 65 db are too low. Where did 65 come from? There is variation. It is possible to look at comparable sound

levels. Leinbach feels this is important, as she has received complaints regarding the off-road motor bikes. Chart will be provided at next meeting.

Public Comments:

Woman from City of Saline (did not give name) - is there a site plan for the Biltmore development? It is being worked on, but will be some time before completed.

Dan Cabage, pit inspections have taken place. After a report is completed, he will provide the information.

Cell tower issue, bond has been paid by Castle. Is working with the County.

Rankin moved to have a special meeting to discuss the Zoning Ordinance issues so that a decision can be made at the next regular meeting (Dec. 12). Prehn supported, vote unanimous. A special meeting will be held on Wednesday, December 05, 2007, 7:30 p.m.

Rankin moved for adjournment, Prehn support; meeting adjourned, 8:50 p.m. Next regular meeting is December 12, 7:30 pm

Trudy Feldkamp
Saline Township Planning Commission, Secretary