

**Saline Township Planning Commission
Regular Meeting, September 12, 2007**

Members Present:

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

Members Absent:

None.

Others Present:

Jim Marion, Don Pennington, Rodney Nanney, Dan Cabage, approximately 25 others.

Meeting was called to order at 7:42 pm.

Roll was taken; quorum established.

Pledge of Allegiance was led by Rankin.

Approval of Minutes, August 15, 2007: motion by Rankin, supported by Bohnett; vote unanimous to approve.

Approval of Agenda, September 12, 2007: Item added to New Business, Set Public Hearing date for General Development Plan; motion by Leinback to approve amended agenda, supported by Prehn; vote unanimous to approve.

Public Hearing:

- A. Special Use Application of T-Mobile. Co-location of equipment on existing tower. Would consist of three outdoor cabinets on slab, 180 foot tower, equipment to be added at 140 foot mark. Prehn - any welding or flame, etc., done requests that the fire department be notified prior to the work beginning. Applicant will provide a maintenance plan and emergency numbers.

Bohnett - Driveway culvert needs to be addressed. A letter will be sent to tower owner, Crown Castle, reminding them to take care of this.

Review of letter from Dan Cabage. Removal of slab (item #3); fence on survey is skewed. Denise from T-Mobile will provide address for Crown Castle.

Send a letter to Crown Castle reminding of culvert issue. Discussion.

Also send letter to March applicant that they are in non-compliance, can revoke special use permit and have equipment removed.

Bohnett - Motion to table decision to October 10, 2007 Planning Commission meeting, pending culvert issue resolution. Rankin support. Discussion. Vote, unanimous in favor of the motion; motion passed.

Copies of all letters will be sent to T-Mobile representative.

This portion concluded at 8:15 p.m.

- B. Township Zoning Ordinance. Rodney Nanney outlined the process of updating the Zoning Ordinance. The current draft has underline and strikeout text where there are proposed changes. Public comments will be limited to three minutes each.

Juli Arkison - Section 5.108, #2 (pg. 5-8) If more than 10 acres, does animal per acre apply?

R. Nanney - should have removed reference to less than 10 acres.

JA - depending on housing, not applicable

Existing operations can be continue.

Tim Arkinson - Changes are not solving anything, seems too restrictive.

Prehn - What would you suggest?

No recommendation

RN - verbiage is very common and standard.

Kathy White - feels this is too restrictive

RN - text can be amended

Supervisor Marion - check with Bridgewater Township for their version.

Don Pennington - will follow up

Catherine Santure - horses create a bit of manure

July 19th draft is the most recent. Any changes will be available.

Mark Schalk - review process. Does this need to be adopted prior to the court date?

JM - Master Plan is what needs to be adopted, not the Zoning Ordinance.

Close of Public Hearing, 8:45 p.m.

Announcements:

None.

Public Comments:

None.

New Business:

- A. Items from the Board
 - 1. Consent judgment, pros and cons.
 - 2. Headstone project - cleaning and recording, next Board meeting it will be discussed further.
 - 3. Road Commission - Lowering of weight limits on bridges, Feldkamp Road is one. Willow Road should open this week; Case Road is waiting for bids.
 - 4. PDR, County approved their version September 5, 2007. Board would like to approve our version quickly. Comments will be taken at the October 8, 2007 Board meeting.
- B. Public Hearing for General Development Plan. Discussion. Motion by Rankin to schedule public hearing for October 10, 2007, 7:30. Support by Luckhardt. Roll call vote: Bohnett-Y, Feldkamp-Y, Leinbach-Y, Luckhardt-Y, Prehn-Y, Rankin-Y, Zahn-Y. Vote unanimously in favor of the motion; motion passed.

Old Business:

None.

Public Comments:

Prehn, bill to combine township's into county government, HB4780, contact Angerer. Feels this would be very detrimental to the townships.

At the last Planning Commission meeting, it was mentioned that all surrounding communities could submit comments on the Plan. RN - probably won't receive county's comments before October 3, as the Planning Advisory

Board meets on September 24. The document has not been changed, but graphics and "finishing" will be inserted.

Bohnett moved for adjournment, Leinbach support; meeting adjourned, 9:05 p.m. Next regular meeting is October 10, 7:30 pm.

Trudy Feldkamp
Saline Township Planning Commission, Secretary