



PLANNING COMMISSION

## PLANNING COMMISSION MEETING MINUTES

**MONDAY, NOVEMBER 20, 2023**

The Planning Commission meeting was called to order by Tom Hamm at 7:03 p.m.

Members Present: Tom Hamm, Chris Ulrich and Doug Stugart

A **MOTION** to approve the October 16, 2023 meeting minutes was made by Tom Hamm and seconded by Doug Stugart, all in favor.

### **UNFINISHED BUSINESS**

Nothing discussed.

### **NEW BUSINESS**

- ***Samuel Glick Land Development Plan*** was reviewed. The Township Engineer was present and had comments and issues with the plan before he could even review the stormwater portion. Although a subdivision was approved and recorded, the applicant Samuel Glick has no deed of ownership of the property. Amos Glick is listed on the County records as the owner of both parcels. This all relates to further issues with stormwater calculations as existing structures and their intended use come into play. It was determined the Township Engineer will produce a list of required information and forward that via email to all parties. The Township Secretary will mail hard copies to the Applicant via US mail and his engineer. Chris Ulrich made a motion to disapprove the current land development drawings, seconded by Doug Stugart. All in favor.
- ***Dymeck Dog Kennel***. Reviewed the conditional use application and provided the following remarks to applicant:
  1. All structures pertaining to the Kennel require a 100' setback.
  2. A scale drawing showing all existing structures as well as the proposed parking area is required.
  3. It was noted by the Commission that this property has no neighbors in close proximity to the proposed kennel location and with that being said a note is added that the screening requirements may at the supervisors' discretion be waived or the natural wooded area could serve as screening.

- ***Elmer & Mattie Zook Manufacturing Facility*** was reviewed for conditional use hearing. Following conditions were recommended:
  1. All parking and circulation areas are to be paved. Impervious paving in all areas of access, parking, and circulation.
  2. The diesel generator should be sound proofed.
  3. Any painting on site shall be accomplished in an approved paint booth located in the building. All inspections and approvals shall be by any/all governing agencies.
  4. It was noted that the approved subdivision of the land was submitted as residential/agricultural. The supervisors should assess the validity of the subdivision and sewage module due to the change of use of the property.
  5. The supervisors are urged to study Section 5.15.5.5 of the Washington Township Zoning Ordinance.
  6. No further outdoor burning shall be permitted.
  7. The generator shed should be located on the Northeast corner of the building not on the south elevation as shown closest to neighboring property.
  8. A sound decibel study shall be completed prior to and post development.
  9. Access to the commercial facility should be limited to that of the North end of Bud Drick Road to keep heavy truck traffic on township roads to a minimum.
  10. Hours of operation confined to specific parameters.
  
- ***Ivan Swarey Schoolhouse***. Reviewed the conditional use application. Section 4.6 of the ordinance does not define schoolhouse as conditional use. The commission used the most relevant use defined to that of the application.
  1. A subdivision/lease hold shall be required for the properties.
  2. A sewage module is required. Application states two outhouses.
  3. An easement for the water line "IF" brought from a neighboring property will require a recorded easement to follow the deed.
  4. The structure shall meet UCC, ADA and all applicable requirements.

A **MOTION** to adjourn was made by Doug Stugart, seconded by Tom Hamm.

Meeting adjourned at 8:51 p.m.

Recorded by *Doug Stugart*, Acting Secretary