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PLANNING COMMISSION REGULAR MEETING MINUTES
Tuesday, November 10, 2020 | 7:00 pm

CALL TO ORDER: The electronic meeting was called to order at 7:00 pm by Chair Joe Davis.

PLANNING COMMISSIONERS PRESENT: Chair Joe Davis, Vice-Chair Rick Adams, Beth Ball, Ron Overton, Andy Powers, and Dan Zay. Absent were Zoning Board of Appeals Representative Charles Openlander, Jessie Stipcak, and Secretary John Wiesner.

Per the requirements of SB 1108, each member of the Planning Commission stated their physical location for the record. Polverento also reminded the Commission that all votes would be roll call votes, and that barring any objection, she would act as recording secretary and would call the names for recording purposes. There was no objection.

STAFF PRESENT: Planning Director Andrea Polverento.

COMMUNICATIONS RECEIVED: None.

AGENDA APPROVAL:

Motion by Overton, seconded by Powers, to approve the November 10, 2020, regular meeting agenda as presented.

Roll Call Vote:

Yes: Adams, Davis, Overton, Ball, Zay, Powers.

No: None; Absent: Stipcak, Openlander, Wiesner

Motion carried.

PUBLIC COMMENT, NON-AGENDA ITEMS: None.

APPROVAL OF MINUTES:

1. August 5, 2020 Regular Meeting

Motion by Zay, seconded by Overton, to approve the regular meeting minutes of August 5, 2020, as presented.

Roll Call Vote:

Yes: Ball, Powers, Zay, Adams, Overton, Davis.

No: None; Absent: Wiesner, Openlander, Stipcak

Motion carried.

2. October 1, 2020 Ordinance Review Committee Meeting

Motion by Ball, seconded by Adams, to approve the October 1, 2020 minutes of the Ordinance Review Committee meeting, as presented.

Roll Call Vote:

Yes: Ball, Adams.

No: None; Absent: Openlander.

Motion carried.

PUBLIC HEARING: None.

UNFINISHED BUSINESS: None.

NEW BUSINESS:

1. Resolution No. 11-10-2020-01 – 2021 Planning Commission Meeting Dates

Motion by Powers, seconded by Overton, to waive the reading of the resolution.

Roll Call Vote:

Yes: Powers, Zay, Davis, Overton, Adams, Ball.

No: None; Absent: Stipcak, Openlander, Wiesner.

Motion carried.

Motion by Powers, seconded by Ball, to adopt Resolution No. 11-10-2020-1, a resolution establishing the Planning Commission's 2021 meeting dates.

Roll Call Vote:

Yes: Overton, Ball, Adams, Powers, Davis, Zay.

No: None; Absent: Openlander, Wiesner, Stipcak.

Motion carried.

2. Case No. 20-06 TXT – Ordinance No. 56 – Native Plants Ordinance Amendment Draft

Polverento presented the Ordinance Review Committee's proposed draft of the native plants amendments to the Zoning Ordinance. No action taken.

3. Sec. 28-5.1 – Required Access and Frontage

Polverento described an issue relating to utility provision along private driveways and asked the Commission to consider a zoning ordinance amendment to address the issue.

Motion by Overton, seconded by Powers, to add the language proposed by the Planning Director for Sec. 28-5.1 to Ordinance No. 56, and to forward that to the township attorney for review and comment.

Roll Call Vote:

Yes: Davis, Adams, Zay, Ball, Overton, Powers.

No: None; Absent: Stipcak, Wiesner, Openlander.

Motion carried.

4. Wellhead Protection Viewer

Polverento provided a brief presentation on the Tri-County Regional Planning Commission's new Wellhead Protection Viewer tool, which provides data useful during site plan review and other cases. She

provided an introduction to the tool, and explained that the commission would likely see some of the data presented in future case considerations. No action taken.

COMMITTEE AND STAFF REPORTS:

1. Executive Committee Report – None.
2. Ordinance Review Committee Report – Polverento provided the committee report.
3. Site Plan Review Committee Report – None.
4. Board of Trustees Report – Overton provided the Board of Trustees reports.
5. Zoning Board of Appeals Report – Polverento provided the ZBA report.
6. Capital Improvements Committee Report – None.
7. Staff Reports: Assistant & Director’s Reports – Polverento provided the staff reports.

COMMENTS AND QUESTIONS FROM AUDIENCE, STAFF, AND COMMISSIONERS: None.

ADJOURNMENT:

Motion by Powers, seconded by Adams, to adjourn the meeting. Motion carried.

The electronic meeting was adjourned at 7:52 pm.

Date approved:

Joe Davis, Chair

John Wiesner, Secretary