

GOLDEN TOWNSHIP PLANNING COMMISSION
REGULAR MEETING MINUTES
August 29, 2017

Meeting called to order at 7:30 P.M. by Chairperson Cook, Pledge of Allegiance recited.

Roll Call: Present; Borst, Walsworth, Terryn, Coker, Cook, Whelpley, Ed McNeely
Attorney and Zoning Administrator Draper. Absent: Fong 10 Members of the public.

Agenda: Chairman Cook asked to switch the two new business items, doing Gemini Pavilion first and Wilson PUD second. Motion by Borst to approve the agenda with the changes requested. Supported by Coker, voice vote, all ayes, motion carried.

Minutes of the June 27, 2017 Meeting: Motion by Walsworth to approve the June 27, 2017 minutes as presented. Supported by Borst; Voice vote, all ayes, motion carried.

Correspondence: Letters from Connie Van Huis, Jean Castigan, and Patricia Driscoll were read. The letters are kept on file.

Zoning Administrator Report: 70 permits have been issued to date this year.

New Business:

1. Silver Creek Resort Site Plan Review: Request is to construct a pavilion, pool and recreation area. The site plan was explained by Mr. Ferweda. All required elements are in place. Chairman Cook read the Site Plan Review Standards:
 1. Compliance with Zoning District Standards; Motion by Whelpley this standard is met, supported by Borst, voice vote, all ayes, Motion carried.
 2. Organization of Elements: Motion by Borst this standard is met, supported by Walsworth, voice vote, all ayes, motion carried.
 3. Preservation of Natural Features and Natural Landscape: Motion by Walsworth this standard is met, supported by Borst, voice vote, all ayes, motion carried.
 4. Drainage Provisions: Motion by Whelpley this provision is met, supported by Borst, voice vote, all ayes motion carried.
 5. Soil Erosion: Motion by Walsworth this provision is met, supported by Coker, voice vote, all ayes, motion carried.
 6. Screening and Buffering: Motion by Borst this provision is met, supported by Coker, voice vote, all ayes motion carried.
 7. Emergency Vehicle Access: Motion by Whelpley this provision is met, supported by Walsworth, voice vote, all ayes, motion carried.
 8. Pedestrian and Vehicular Circulation: Motion by Walsworth this provision is met, supported by Borst, voice vote, all ayes, motion carried.
 9. Compliance with Applicable County, State and, Federal Statutes: Motion by Walsworth this provision is met, supported by Borst, voice vote, all ayes, motion carried.

Motion by Borst that the site plan for Silver Creek Resort be approved as presented. Supported by Walsworth, voice vote, all ayes, motion carried.

2. Major Modification Public Hearing for Wilson PUD: Request is to modify the Wilson PUD to add a car wash, convert the front portion of the existing Polk Road Storage Office to a residential apartment, build a community center with bath and laundry facilities. Whelpley stated that the application should be changed to a Major Modification application.

Chairman Cook opened the public hearing.

Zoning Administrator comments: Draper gave a brief description of the project.

Petitioners Presentation: Beth Askins, representing the applicant Avery Wilson, presented a site plan for review and detailed the project. Several members asked about missing information on the plan. Some items Ms. Askins was unaware of.

Correspondence: None received for or against the project.

Public comment in favor: None.

Public Comment opposed: Steve Fell is concerned about all the run off from the car wash, open pavilion and surrounding area being piped into the septic system.

Petitioners rebuttal comments: None

Zoning Administrator summary: None

Chairman Cook closed the public hearing

Deliberation: There was discussion about the site plan lacking much needed elements and being very incomplete. No overall plan of the project and how it relates to the existing elements of the PUD. Questions about the County Building Inspector being aware of the change of use of the office to residential, and the fact that the project was started without any Zoning approval. Question if the Health Department has seen this plan and if it would approve the run off going onto the septic system.

Motion by Walsworth to postpone further discussion or decision on the project until more information on the questions asked and a complete site plan are presented.

Supported by Borst, voice vote, all ayes motion carried.

Old Business: None

1.

Ordinance Amendments & Other Reports: Draper presented issues on Section 4.7. the ordinance doesn't exempt agricultural buildings from zoning permits. Does the Right to Farm Act override local zoning on this issue. Attorney McNeely will research this.

Section 4.16(1) is vague on accessory buildings being used for a residential use. It says residential purposes. Motion by Whelpley to start the process to amend the zoning ordinance Section 4.16(1) to say "Accessory buildings shall not be used as a dwelling, nor for the conduct of any business enterprise." Supported by Coker, voice vote, all ayes, motion carried.

Public Comment: Cindy Smith received a violation notice about having RV's on a parcel without a primary use. She would like to have discussions about changing the ordinance to allow this. Patricia Driscoll received a violation notice about this same issue. She has a

disabled son and this to her is discrimination against him. The process to change or amendment the ordinance was explained to them.

Adjournment: There being no further business to come before the commission the meeting was adjourned at 9:20 PM.

Jake Whelpley, Secretary