

PLANNING COMMISSION MEETING

HELD APRIL 6, 2021

AT 7:00 P.M.

MEMBERS PRESENT: CHAIRMAN KILGORE, MEMBERS SCHERER, GREEN, SCHROEDER, KUHLMAN, WALTERS AND STAHELIN.

OTHERS PRESENT: ZONING ADMINISTRATOR GOSCHKA, MR. BRUNTON, SUPERVISOR COOLEY AND BELINDA GULLEY.

1. Meeting was called to Order by Chairman Kilgore at 7:00 p.m.
2. Pledge of Allegiance was given.
3. Additions to the Agenda, there was one, Attorney information on Manufactured Housing. Chairman Kilgore moved it to item 8.
4. Minutes of March 18, 2021 approved as amended in a Motion made by Mr. Green and supported by Chairman Kilgore. Motion Carried.
5. Public Comment: There was none.
6. Public Hearing for Zoning Ordinance Amendment – Places of Worship and Day Cares operated by Places of Worship. Chairman Kilgore asked if there were questions or comments from the Board. Mrs. Scherer said that Parking Requirements, found in Section 17.06 E. on page 17-5 had the word church in it and it should also be changed to Place of Worship, along with Section 15.04 G, found on page 15-7 which also has the word church, and should also be changed to Place of Worship. Chairman Kilgore asked if anyone else had comments. Mr. Green said he felt that the Township Attorney Mr. Patterson had done a good job with the wording for the Amendment. There was discussion on the fact that the Day Care addressed in the Amendment would have to be run by the Church itself and the Church would have to apply for the use as a Day Care.

After all discussion, Motion was made by Mrs. Scherer to recommend to the Township Board that the Amendment as presented to the Commission be adopted with the addition of corrections to Section 17.06 E. and 15.04 G. changing the word church to Place of Worship. Support was given by Mrs. Schroeder. Motion Carried. (a copy of the proposed amendment is attached to these minutes.)

7. Public Hearing for Zoning Ordinance Amendment – Solar Rooftop Setbacks. Motion was made by Mr. Green and supported by Mr. Stahelin to recommend to the Township Board that the proposed Amendment be adopted as worded and presented to the Commission. Motion Carried. (a copy of the proposed amendment is attached to these minutes.)
8. Food Truck inquiry. Zoning Administrator explained to the Commission that the Ledge Meadows Golf Course had inquired into having a food truck at the Golf Course. She had provided the Commission Members with a copy of the Special Use Permit held by the Golf Course and noted that it was in the A-1 District. She ask the Commission if they felt that the food truck request fell under the permitted uses for the Golf Course.

There was much discussion, Mr. Stahelin asked if the truck was to be operated by the Golf Course or a private individual and noted that he had seen where they have food truck courts. He felt that after the pandemic this could be a trend. He noted that the Sanctuary has two of them.

Mr. Green felt that there should be some regulations and wondered if it was to be removed every 24 hours for maintenance or left on site permanently. Mr. Walters discussed the fact that they have food trucks at the car shows and they are highly regulated. He also noted that they are highly regulated in Delta Township and the City.

Zoning Administrator Goschka asked if the Commission wanted to look at this food truck issue now or after the Master Plan is done and they are working on the Zoning Ordinance.

There was discussion on the strict regulation by the State and the County and also whether or not the Golf Course would own the food truck or not. Mr. Walters wondered if there would be a liability for us not having a requirement for licensing and regulation. Mrs. Scherer discussed Food Trucks being used and licensed for one day events. Zoning Administrator said we don't have a provision for one day events in the Township and she wanted to run the question by the Commission and get their input. She noted that we did have Oneida Field Market in the past where there were such uses. She also noted that Delta allows them by temporary permit not SUP.

Mr. Stahelin asked about Wedding Events. Zoning Administrator said we don't have those, but if someone hired a truck to come and provide food for a graduation or reunion and the host itself paid the Truck not the guests it probably would be allowed as catering.

Mr. Kuhlman felt that there should be a Township Permit for Food Trucks with a cost for the length of time the Truck would be on site. He discussed County regulation which requires registration and identification in the permits. There was discussion on the Solicitation Ordinance.

Mr. Green said this would be Township Board Ordinance. Zoning Administrator Goschka said it would be a police power Ordinance. Mr. Green felt that we should have the Attorney take a look at Food Trucks and their regulation. The Commission was agreeable to having the Attorney address this issue.

The Board then turned to discussion on Manufactured Housing. Zoning Administrator Goschka noted that there had never been any discrimination in any request for a manufactured home in the Township. And the Attorney's opinion was that the Township does not have to have a designated area on the Future Land Use Map for Manufactured Housing. The R-4 District for Manufactured Housing was discussed and the Commission was in favor of keeping it in the Zoning Ordinance and Master Plan.

9. Public Comment: There was none.
10. Any Other Business: There was none.
11. Adjourn the Meeting: Meeting was adjourned at 7:40 p.m.

Minutes respectfully submitted by Zoning Administrator Goschka and Jan Schultz

APPROVED:

MR. JUSTIN KILGORE, CHAIRMAN

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