

Planning Commission Meeting Activity

June 2, 2021

<u>TITLE</u>	<u>MOTION</u>	<u>SECOND</u>
Approve the April 7, 2021 Meeting Minutes.	William Davis, Sr.	Lisa Mullen
Recommend approval of the Peck Consolidation Plan.	William Davis, Sr.	Lisa Mullen
Adjournment	William Davis, Sr.	Fred Gregorich

TOWNSHIP OF ALEPPO

PLANNING COMMISSION MEETING MINUTES

June 2, 2021

CALL TO ORDER:

Chairman Thomas Moore called the meeting to order at 7:00 p.m. Those in attendance were William Davis, Sr., Fred Gregorich, Thomas Arbogast, Lisa Mullen, Solicitor Harlan Stone, Engineer Ben Gilberti, and Manager Gwen Patterson.

MINUTES:

William Davis, Sr. made a motion to approve the April 7, 2021 Meeting Minutes. Lisa Mullen seconded. The motion passed unanimously.

SUBDIVISION APPLICATION: PECK CONSOLIDATION PLAN:

Engineer Ben Gilberti said the plan seeks to consolidate three lots into one lot to clean up lot lines. HRG reviewed the plan and has no objections.

William Davis, Sr. made a motion to recommend approval of the Peck Consolidation Plan. Lisa Mullen seconded. The motion passed unanimously.

ZONING ORDINANCE REVISION DISCUSSION:

Laura Ludwig and Kiersten Primm (KP) of HRG provided documents titled Article I General Provisions and Article II Definitions. Laura said they used track changes so everyone can clearly see the changes. The discussion included the following:

- Airbnb's/Short-term Rentals
 - Owner must reside and can rent out rooms on a temporary basis.
 - Regulate by requiring permitting, specifying zoning districts, and including time limits, e.g., 30 days.
 - Potential ADA requirements.

- Chickens/Bees
 - Allow chickens, bees, and ducks in residential zones? Horses and goats are currently not allowed.

- Exotic Animals
 - Solicitor Stone suggested adding a definition of Exotic Animals.

- Ambient Noise Levels, Decibel Levels, and Lighting
 - Engineer Ben Gilberti wants to ensure that the definitions for Ambient Noise Level and Decibel and Lighting do not cause any issues with the current and/or future operations in the Industrial Park.
 - Laura will revise the definition with specific numbers for decibel levels and where they will be measured from.
 - You can control noise, e.g., music, with the Nuisance Ordinance.

- Kennel/Animal Day Care
 - With the current definition, if a resident owns four or more animals, they would be required to follow the state regulations for a Kennel.
 - You can control animal noise with the Nuisance Ordinance.

- Parking
 - The definition does not address parking on the street or parking on an s-bend.

- Cell Towers (small)
 - These are listed as Non-Tower Wireless Communications, Tower-Based Wireless Communications, and etc. Cell towers are not a public utility.

- New Terms
 - Include Solar Energy, Wind Energy, Windmill, Distillery, Winery, Amusement Park.

- Zoning Map
 - Currently three residential zones: R-1, R-2, and R-3. There is not a lot of difference between R-1 and R-2 lot sizes, and R-3 is a larger lot size. Keep these the same.
 - Septic size requirements (lot size) should be increased.
 - PRD (Planned Residential Development) in a district, e.g., The Manor.
 - Resource protection overlay.
 - Weber’s Corner renamed to mixed use.
 - Expand Weber’s Corner down Glen Mitchell to Township line. Change to mixed use.
 - Discussion of R-2 district locations and multi-family requirements.
 - Proposed changes to Zoning Map:
 - Change Weber Road area to R-1.
 - Change above Redgate to R-3.
 - Keep below Redgate as R-2 (Masonic district).
 - Leave Duff Road area alone.

The next review will be at the Planning Commission Meeting on August 4, 2021.

OLD BUSINESS:

None.

NEW BUSINESS:

None.

ADJOURNMENT:

William Davis, Sr. made a motion to adjourn the meeting. Fred Gregorich seconded. The motion passed unanimously. The meeting was adjourned at 9:05 p.m.

Respectfully submitted,

Patty Krecek
Township Secretary