

REGULAR MEETING / WORK SESSION

1. CALL TO ORDER – REGULAR/ORGANIZATIONAL MEETING

The January 12, 2015 Regular/Organizational meeting was called to order at 7:30 PM by Mr. Doug Erickson. Members John O’Neill, Sharon Bressler, Kate Domico, Paul Silvis, Bill Steudler, and Brian Rater also attended. Staff members present were Doug Erickson, Township Manager; Brent Brubaker, Township Engineer; Ken Soder, Zoning Officer; Eric Vorwald, CRPA Planner; and Nicole Harter, Public Works Secretary. The audience included Christine, Kozlek.

2. ITEMS OF CORRECTION

There were no additions or deletions to the agenda.

3. ORGANIZATION

Election of Officers: Mr. Doug Erickson opened the floor for nominations.

Ms. Sharon Bressler nominated Mr. John O’Neill as Chairman.
 Mr. Bill Steudler nominated Ms. Sharon Bressler as Vice-Chairman.
 Mr. Paul Silvis nominated Ms. Kate Domico as Secretary
 Ms. Sharon Bressler nominated Mr. Bill Steudler as Alternate Secretary.

After closing the nominations for officers, Ms. Sharon Bressler made a motion to accept the nominations for officers. The motion was seconded by Mr. Bill Steudler. The motion passed with a 6-0 vote.

The motion passed with a 6-0 vote.

Meeting Dates: The Planning Commission reviewed the following meeting dates.

REGULAR MEETING	WORK SESSION
January 12, 2015	
February 2, 2015	February 9, 2015
March 2, 2015	March 9, 2015
April 6, 2015	April 13, 2015
May 4, 2015	May 11, 2015
June 1, 2015	June 8, 2015
July 6, 2015	July 13, 2015
August 3, 2015	August 10, 2015
September 14, 2015 (1)	September 21, 2015
October 5, 2015	October 12, 2015
November 2, 2015	November 9, 2015
December 7, 2015	December 14, 2015
January 11, 2016 (2)	
(1) Second Monday due to Labor Day Holiday	(2) Organizational Meeting for 2016

Ms. Sharon Bressler made a motion to approve the 2015 meeting dates as noted. The motion was seconded by Ms. Kate Domico. The motion passed with a 6-0 vote.

3. ORGANIZATION (CONT.)

Ms. Sharon Bressler volunteered to be the primary representative for the Centre Regional Planning Agency. Mr. Bill Steudler volunteered to serve as the alternate representative.

Ms. Kate Domico made a motion to appoint Ms. Sharon Bressler as primary representative and Mr. Bill Steudler as the alternate representative for the Centre Regional Planning Agency. The motion was seconded by Mr. Paul Silvis. The motion passed with a 6-0 vote.

4. APPROVAL OF MINUTES

Meeting minutes from the December 8, 2014 combined Regular Meeting and Work Session Meeting were brought before the Planning Commission for approval.

Ms. Sharon Bressler made a motion to approve the meeting minutes as submitted. The motion was seconded by Mr. Bill Steudler. The motion passed with a vote of 6-0.

5. PUBLIC COMMENTS

There were no public comments at this point in the meeting.

6. OAKWOOD PLANNED COMMUNITY ZONING TEXT AMENDMENT

Mr. Eric Vorwald noted that on September 24, 2014, the Patton Township Manager received a letter from the Oakwood Presbyterian Church requesting their property be rezoned from PC (Planned Community) to R-2 (Low Density Residence). The church is interested in expanding their current facility and, due to the setback requirements in the PC District, they are limited in their options for expansion. This limitation is due to the setback requirement in the PC District for the Oakwood Planned Community.

At the November 3, 2014 and December 8, 2014 meetings of the Patton Township Planning Commission, possible amendments to the Oakwood Planned Community Zoning District were discussed. The Planning Commission agreed that reducing the perimeter setback for the District to 30 feet was reasonable based on the information provided by Staff. The Planning Commission was also in favor of amending the setbacks for parking at the perimeter of the District to 30 feet.

Based on this discussion, Staff prepared an amendment to the Planned Community Zoning District relative to the Oakwood Planned Community.

The Planning Commission asked for a refresher as to why 30 feet was chosen. Mr. Eric Vorwald noted that he did not have the information from previous meetings. Mr. Doug Erickson noted that Township Staff should check the single-family dwellings along Pickwick Avenue; it is possible to reduce to 30 unless there is a pre-existing plan.

After discussions, Township Staff noted that more research should be done so that there is not a risk of creating non-conforming lots.

7. STATUS ON PENDING ITEMS

There were no comments from the Planning Commission on the pending work task items.

8. **REPORTS**

No additional reports were given.

9. **OTHER BUSINESS**

There was no other business brought before the Planning Commission.

10. **ADJOURN – REGULAR/ORGANIZATIONAL MEETING**

The meeting was adjourned at 7:52 PM.

11. **CALL TO ORDER – WORK SESSION**

The January 12, 2015 Work Session meeting was called to order at 7:52 PM by Mr. John O'Neill. Members Sharon Bressler, Kate Domico, Paul Silvis, Bill Steudler, and Brian Rater also attended. Staff members present were Doug Erickson, Township Manager; Brent Brubaker, Township Engineer; Ken Soder, Zoning Officer; Eric Vorwald, CRPA Planner; and Nicole Harter, Public Works Secretary. The audience included Christine, Kozlek.

12. **PUBLIC COMMENTS**

There were no public comments at this point in the meeting.

13. **AMENDMENT TO THE A-1 (RURAL DISTRICT) ZONING FOR DOG TRAINING FACILITIES**

Mr. Eric Vorwald noted that on October 15, 2014 a request was made to the Patton Township Board of Supervisors to consider amending the A-1 (Rural) Zoning District to reduce the minimum lot size for agricultural operations. This request was brought forward by a citizen interested in establishing a dog training business in the Township and would require a large indoor space for agility training. It was also noted, however that the proposed use would not require the minimum lot size in the A-1 District, which is currently 10 acres. Since the proposed use involves animals, it would require a minimum of 10 acres to exist in the A-1 Zoning District.

This request was reviewed by the Patton Township Board of Supervisors at their regular meeting on November 5, 2014. The supervisors recommended that the request be reviewed by the Planning Commission for a possible amendment to the Patton Township Zoning Ordinance.

At the regular work session of the Planning Commission on December 8, 2014, a discussion occurred regarding several options for moving forward. No strong support was offered for any of the proposed options. Those options included:

1. Amend the A-1 Minimum Lot Size
2. Amend the Home Occupation Definition
3. Do Nothing
4. Other Options

During this discussion, it was suggested that the request could be addressed through the conditional use process. The Planning Commission asked Staff to prepare information that could be considered under the conditional use process.

Ms. Christine Kozlek was available to answer any comments from the Planning Commission.

13. **AMENDMENT TO THE A-1 (RURAL DISTRICT) ZONING FOR DOG TRAINING FACILITIES**

The Planning Commission continued discussions related to land availability and acreage required. After discussions, the Planning Commission could not reach a decision on a reasonable solution.

Mr. Eric Vorwald and Mr. Doug Erickson noted that they would check with Harris Township, as they had the same request, and to table the discussion until more information was found.

15. **ADJOURN – WORK SESSION MEETING**

The Work Session Meeting was adjourned at 8:08 PM.