

REGULAR MEETING & WORK SESSION

1. **CALL TO ORDER – REGULAR MEETING**

The May 2, 2011 Regular Meeting was called to order at 7:32 PM by Chairman Mr. Jeff Hermann. Members John O'Neill, Sharon Bressler, and Kate Domico also attended. Staff members present were Brent Brubaker, Township Engineer; Pat Hubert, Assistant Township Engineer; Ken Soder, Zoning Officer; and Joe Price, CRPA Planner. The audience included Mike Meraglin, Walmart.

2. **ITEMS OF CORRECTION**

There were no additions or deletions to the agenda.

3. **APPROVAL OF MINUTES**

Meeting minutes from the April 4, 2011 were brought before the Planning Commission for approval.

Mr. John O'Neill made a motion to approve the meeting minutes as submitted. The motion was seconded by Ms. Kate Domico. The motion passed with a vote of 4-0.

4. **PUBLIC COMMENTS**

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

5. **TEMPORARY USE PERMIT: WAL-MART STORAGE CONTAINERS**

Mr. Joe Price introduced the request from Wal-Mart for a temporary use permit to erect storage containers on the left side of the building in the dirt area behind lawn and garden. The containers will be on site from July 11, 2011 to September 29, 2011.

Permits for similar sales have been provided by Patton Township in past years without any problems, thus Township Staff recommends approval, with a condition that contents of the containers be noted on the permit application.

Ms. Sharon Bressler made a motion to recommend approval of the Temporary Use Permit. The motion was seconded by Mr. John O'Neil. The motion passed with a vote of 4-0.

6. **TEMPORARY USE PERMIT: WAL-MART BULK MERCHANDISE TENT**

Mr. Joe Price introduced the request from Wal-Mart for a temporary use permit to sell large bulk merchandise outdoors as university students return to town for the fall semester. The location of the proposed tent would be on the big sidewalk area to the left of the general merchandise entrance of the store. The tent is 30 feet by 40 feet.

Permits for similar sales have been provided by Patton Township in past years without any problems, thus Township Staff recommends approval.

Ms. Sharon Bressler made a motion to recommend approval of the Temporary Use Permit. The motion was seconded by Ms. Kate Domico. The motion passed with a vote of 4-0.

7. TEMPORARY USE PERMIT: TRINITY LUTHERAN CHURCH

Mr. Joe Price introduced the request from Trinity Lutheran Church at 2221 North Oak Lane, for a temporary use permit to place and operate a temporary barbeque pit on site during the following occasions:

- Saturday, May 7, 2011 – Annual Yard Sale
- Monday, June 6, 2011 – Congregational Dinner
- Friday, June 17, 2011 – Wedding Rehearsal Dinner
- Saturday, September 17, 2011 – Patton Township Business Association's (PTBA) Safety Fair

The proposal is to construct the pit during the week of April 25, 2011 through April 30, 2011. The structure is to be assembled out of cinder blocks and will measure no larger than four feet by 10 feet.

Permits for similar sales have been provided by Patton Township in past years without any problems, thus Township Staff recommends approval.

Mr. John O'Neill made a motion to recommend approval of the Temporary Use Permit. The motion was seconded by Ms. Sharon Bressler. The motion passed with a vote of 4-0.

8. TEMPORARY USE PERMIT: KISH BANK

Mr. Joe Price introduced the request from Kish Bank for a temporary use permit to construct a 20 foot by 60 foot tent for a Family Fun Day celebration on June 11, 2011. The tent will be constructed at their facility located at 2610 Green Tech Drive. The tent will be located in the front parking lot facing Home Depot on Friday, June 10, 2011 and taken down following the event on June 11, 2011. The event will be held on a Saturday and the majority of the building will be closed for business.

Permits for similar sales have been provided by Patton Township in past years without any problems, thus Township Staff recommends approval.

Ms. Sharon Bressler made a motion to recommend approval of the Temporary Use Permit. The motion was seconded by Mr. John O'Neill. The motion passed with a vote of 4-0.

9. CURRENT WORK TASKS

Mr. Joe Price discussed the census evaluation and explained that there may be some discrepancies in the data. Staff will evaluate the data in an effort to determine if this is the case.

10. STATUS ON PENDING ITEMS

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

11. REPORTS

No reports were provided by Planning Commission members.

12. OTHER BUSINESS

There was no other business brought before the Planning Commission.

13. ADJOURN – REGULAR MEETING

The meeting was adjourned at 7:40 PM

14. CALL TO ORDER – WORK SESSION

The May 2, 2011 Work Session was called to order at 7:41 PM by Chairman Mr. Jeff Hermann. Members John O'Neill, Sharon Bressler, and Kate Domico also attended. Staff members present were Brent Brubaker, Township Engineer; Pat Hubert, Assistant Township Engineer; Ken Soder, Zoning Officer; and Joe Price, CRPA Planner. The audience included

15. WIND ENERGY FACILITIES

Mr. Price noted that during its January 10, 2011, the Planning Commission reviewed the list of pending work tasks and directed Staff to begin preparing regulations pertaining to wind energy facilities. Based on the information provided during that meeting, including a comparison of local ordinances and a Patton Township wind resource map, it was determined that the regulations should not only address residential facilities but also commercial facilities.

Since that meeting, Staff has prepared an initial draft of proposed regulations.

Mr. Jeff Hermann read the document and does not see anything that the Planning Commission hadn't discussed and felt it was a good document. The safety issues were discussed without being too restrictive. Mr. O'Neill encourages the use of wind energy without creating safety issues.

Ms. Sharon Bressler asked if businesses would be interested in using wind energy facilities. Mr. Ken Soder stated that the business would not be able to generate enough electricity to pay back the capital cost.

Mr. Joe Price will return the Wind Energy Facilities to a regular schedule Planning Commission Meeting.

16. OTHER BUSINESS

There was no other business brought before the Planning Commission.

17. ADJOURN – WORK SESSION

The meeting was adjourned at 7:53 PM.