



1. CALL TO ORDER:

Chairman Hinkle called the meeting to order at 7:02 pm

2. PLEDGE OF ALLEGIANCE:

3. ROLL CALL:

Members present: _P_Tom Brennan, _P_Jim Ducey, _P_Jere Hinkle, ___Todd Keszler, _P_Dale Lucas, _P_Nancy Prindle, _P_Jim Warbritton (P = present Blank = absent)

Additional present: Doug Lammers, Township Zoning Administrator, John Enos, Township Planner, Township Board members Loveland and Zenz, and 10 people public members.

4. APPROVAL OF AGENDA:

Moved by Brennan and supported by Ducey to approve the agenda as presented. All ayes, motion carried.

5. APPROVAL OF October 10, 2019 REGULAR MEETING MINUTES:

Moved by Brennan and supported by Warbritton to approve the October 10, 2019 minutes with modifications. All ayes, motion carried.

6. NEW BUSINESS

a. Rezoning project review

Township planner, John Enos presented and discussed information presented Township Master Plan graphics representing Future Land Use, the Township Zoning Map, the Township Water and Sewer Map, and the Jackson County Future Land Use Map, as well as data summarized from resident surveys conducted during preparation of the Master Plan. This plan, adopted in 2016, is required to be reviewed, and if necessary, updated in 2021.

Mr. Enos presented an assessment of recent Township development and its consistency with the Master Plan. This focused on a township wide general increase of residential development and commercial development adjacent to I-94.

The possible ramifications of rezoning large (5 acres or more) residential zoned properties that are currently in agricultural use to agricultural zoning were discussed. This issue needs to be addressed and resolved before resumption of any Commission rezoning activity.

b. Review and Discussion of Draft of Sand and Gravel Ordinance.

A revised draft of the sand and gravel ordinance modification, prepared by Commissioners Prindle and Hinkle was reviewed. The issue of maintenance of equipment on Sundays was discussed. It was agreed that Sunday equipment maintenance restrictions would be retained, with the stipulation that, if this issue arose, means to review and address it are present in the Ordinance.

The draft ordinance, with modifications, was accepted by the Planning Commission. A public hearing for the ordinance is scheduled on December 19th.

7. Citizens Wishing to Address the Commission

There was a comment for clarification on the preclusion of equipment maintenance on Sunday in the draft sand and gravel excavation ordinance. It was noted that this exclusion remains in the draft.

A comment was made regarding dust, and associated irritation, from dirt deposited on Bohne Road by gravel pit traffic. Mr. Lammers noted this complaint and stated that the gravel pit operator had been notified that the mud mats at the pit entrance should be cleaned.

A comment was made that Bohne Road, near the gravel pit entrance, had pot holes that needed to be repaired.

8. Township Board Report

Commissioner Brennan stated that the Township Zoning Ordinance Chapter defining the Light Industrial/ Highway Commercial District (LI/HC) had been adopted by the Board.

9. Old Business

None

10. Proposed Business for Next Regular Meeting

It was noted that a company is considering construction of a solar farm in the Township. They will be making a public presentation of this project at the Township Hall on December 12, 2019. This project may be presented to the Commission at the December 19th meeting.

11. General Discussion

None

12. Adjournment

The meeting was adjourned at 8:45 pm.

Respectively submitted
James R Ducey Secretary