

## PLANNING COMMISSION MINUTES

**Dec. 7, 2020**

CALL TO ORDER: The Pledge of Allegiance was recited. Meeting was called to order by Pete Dion at 7:00PM. Members present were: Sandy Anderson, Bill Bailey, Pete Dion, Jeff Meeder, and Frank Sabol. We have a quorum. Also in attendance: Clay Brocius, Girard Township Supervisor, Tiffany Kramer, zoning administrator, Eric & Meghan Podgers. Dean Roney arrived at 7:25 pm. He was on a prior conference call for Tax Collectors. Planners were all introduced to Tiffany and welcomed her to her new position.

APPROVAL OF MINUTES:

Bill Bailey made a motion to approve the minutes of the Nov. 2, 2020 meeting. Frank Sabol seconded the motion. All voting in favor. Motion carried.

CORRESPONDENCE: No zoning permit report was presented. Explained to Tiffany what is listed on the report.

OLD BUSINESS:

Review the final maps from the Charles & Ryan Frey subdivision of parcel #24-8-63-4.01. Discussion regarding wording on maps: “Dogwood Pond Dr. to be dedicated to Girard Township.” Roads are not adopted by the Township until they are brought up to the standards set in the SALDO. Previously, many other roads have been recorded this way on maps.

Motion by Sandy Anderson, for a favorable recommendation to the Supervisors for adopting the Frey Subdivision with the road to be made to Township specifications before being adopted by the Township. Seconded by Jeff Meeder. All voting in favor but Pete Dion voting no.

Review revised Conditional Use application from Eric & Meghan Podgers. They would like to use their property at 605 Elk Creek Rd. for a Bed & Breakfast. It is the old Elk Creek Sportsman Club building on approx. 2 acres. Septic system has been tested by ECHD and is in good working order. Building is connected to Lake City Water supply. Explained the 2 conditions listed in zoning book.

Motion by Jeff Meeder for a favorable recommendation to the Supervisors to hold a Conditional Use hearing. Seconded by Sandy Anderson. All voting in favor.

Reviewed Atty. Chris McClure’s response to our question on “Home Occupations” 200-70 which was a concern for last month’s Conditional Use request from Mr. & Mrs. Rastatter at 8620 W. Lake Rd. . “Home occupations” (200-70) are defined as “A personal or professional service carried on entirely within a dwelling, by the owner or occupants thereof, which use is clearly incidental and subordinate to the use of the dwelling for dwelling purposes and does not change the residential character thereof. If the couple does not live there, then it’s not their dwelling for dwelling purpose. The business use would not be incidental to and subordinate to the use as a dwelling—it would be the primary and only use. Based on the facts you presented, I don’t think they qualify for a conditional use as a home occupation. Simply put—it’s not their home.

Rastatter's request does not fall under any other use in A-1 for what they would like to do.

NEW BUSINESS: None

OTHER: Set 2021 meeting dates: Jan 4, 2/1, 3/1, 4/5, 5/3, 6/7, 7/12, 8/2, 9/13, 10/4, 11/1, 12/6. Annual organizational meeting will be at 7pm on Jan 4<sup>th</sup> then our regular meeting to immediately follow.

Asked Tiffany to check which planners are due for reappointment for the last meeting in Dec. with Supervisors.

ANY BUSINESS FROM THE FLOOR NOT DISCUSSED:

Clay Brocius discussed: old house next door has been torn down & filled in, will be planting grass seed eventually, Township may purchase a replacement truck for the 1 ton, engineering study being done for ADA requirements for the Township office building, discussed the use of the property on Lexington Rd, possibly to rent out fields to a farmer, stock pile road materials. Clay also questioned procedure to combine his 2 parcels he owns. He can just combine them at the County by deed, not needed to be done through the planning commission.

ADJOURNMENT: Motion by Sandy Anderson and seconded by Pete Dion to adjourn at 8:03 pm. All voting in favor. Motion carried.

Respectfully submitted,

*Sandra Anderson*