

PLANNING COMMISSION MINUTES

Nov. 7, 2022 7:00PM

CALL TO ORDER: The Pledge of Allegiance was recited, and meeting was called to order by Dean Roney, at approximately 7:00 PM. Members present were: Sandy Anderson, Pete Dion, Jeff Meeder, Adam Reese and Frank Sabol. Bill Bailey is absent. We have a quorum. Also in attendance is Frank Butchkosky and Tiffany Kramer, Township Zoning Officer.

APPROVAL OF MINUTES: Jeff Meeder made a motion to approve the minutes of the Sept 12, 2022 meeting. Adam Reese seconded the motion. All voting in favor with Frank Sabol abstaining and the motion carried.

NEW BUSINESS: **BUTCHKOSKY SUBDIVISION.** Subdivision Plan. A subdivision plan to show the creation of a 2.729 acre parcel (Lot #1) and a residue 2.263 acre parcel (Lot #2) located along the north line of Middle Road 720' east of the centerline of Nursery Road in Tract 296 & 297, as shown on a plat prepared by Ralph Allan Heidler dated August 26, 2022. Erie County Index 24-4-15-8. Lot 2 exceed the 4:1 lot ratio of width to depth. Possible sale of that lot to the abutting land owner. The subdivision is keeping with the general character of the existing lots in that area. Motion by Adam Reese to recommend to the Supervisors to approve the subdivision even though it does not meet the 4:1 ratio since it is keeping with the general character of the area. Seconded by Jeff Meeder. All voting in favor. Motion carried.

Motion to approve and sign the Sewage Facilities Planning Module for the Butchkosky subdivision by Sandy Anderson and seconded by Pete Dion. All voting in favor. Motion carried.

OLD BUSINESS: None

ZONING REPORT: 19 permits on report presented.

CORRESPONDENCE: None.

OTHER:

- *Reviewed Wind Turbine draft ordinance. Questioning how much the least amount of electric would be generated to consider it is out of commission and would need removed for the WEF's (Wind Energy Facility). A permit fee needs to be determined. Recommend adding as a Conditional Use in zones A-1, RA & I-1
- *Tiffany Kramer asked about the definition of accessory structure. There are many in the Township built on lots without a residential structure. Possibly add to definition, it can be built by itself without any living areas in it. If it would have living areas it would need septic approval.
- *Dean Roney asked about Pennington Lines building on Rt 20. It has been owned by Pennington Line owners since 1994 and property was rezoned during Township wide rezoning project in 2005 to C-1 which does not allow residential which is how they would like to sell it as now. Possibly need to go to ZHB.
- *Discussed food for annual Christmas Party after next meeting.

ANY BUSINESS FROM THE FLOOR NOT DISCUSSED:

See Other.

ADJOURNMENT: Motion by Dean Roney and seconded by Sandy Anderson to adjourn at 8:39 pm. All voting in favor. Motion carried. Meeting Adjourned.

Respectfully submitted: *Sandy Anderson*