

PLANNING COMMISSION MINUTES

June 5, 2023

CALL TO ORDER: The meeting was called to order by Dean Roney at approximately 7:00pm and the Pledge of Allegiance recited. Member's present were Tony Pecorella, Adam Reese, Jeff Meeder, Frank Sabol, and Dean Roney. We have a quorum. Also in attendance were Pete Dion, and zoning administrator Tiffany Kramer.

APPROVAL OF MINUTES:

Jeff Meeder made a motion to approve the minutes of the May 1, 2023 Planning Commission meeting with the correction of a typographical error. The motion was seconded by Tony Pecorella with a, Adam Reese, Tony Pecorella, Jeff Meeder and Dean Rooney all voting in favor and Frank Sabol obtaining.

OLD BUSINESS: None.

ZONING REPORT: A zoning report was not presented.

NEW BUSINESS:

There was a discussion of the Township accessory structure ordinance. At this time, a pole building or other such structure without a primary dwelling is not allowed. However over time through various circumstances - such as subdivision, and permits issued in error - a significant number of parcels in the township have a pole building/accessory structure without a primary dwelling. In addition, currently the zoning administrator is receiving requests for building permits for a pole buildings on parcels that do not have or have plans for a primary dwelling.

The Planning Commission recognizing this situation reviewed the current ordinance, discussed the current situation, concerns about allowing for them in a number of districts – such as the structures being used as a business in residential zoning districts, the structures being used dwellings or camps without proper sanitary sewers, and other concerns. Reasons for allowing them such as agricultural business needs and a structure being built first, prior to a primary dwelling and being used to aid in the construction of the primary dwelling were also discussed.

Potential changes discussed include allowing for them in Agriculture Zoning, or in some zoning districts as a conditional use, *(potential zones and conditions to be further discussed when the matter is taken up at a future meeting)* and allowing a pole building/accessory structure to be built with the condition that a primary structure would be built in within a specific time frame *(potential zones, time frame and fines for exceeding the time frame to be discussed when the matter is taken up at a future meeting)*.

After discussion The Planning Commission tabled the matter requesting the guidance of the Township Solicitor before taking up the matter at a future meeting and making any recommendation(s) to the Township Supervisors regarding any changes to the ordinance.

Specifically, The Planning Commission would like guidance from the Solicitor regarding:

1. Can the Township enforce the current ordinance considering a number of building permits for pole buildings/accessory structures having been issued in the past on parcels without a primary structure. If so under what circumstances? For example, if the Township acknowledged that some permits had been issued in error in the past.
2. If changes were made to the ordinance, would that “grandfather in” the existing pole buildings/accessory structures on parcels without a primary structure allowing a new ordinance to be enforced?

CORRESPONDENCE: None.

ANY BUSINESS FROM THE FLOOR NOT DISCUSSED:

There was a brief discussion of Fire and EMS services in the Township and an EMS tax.

ADJOURNMENT: Adam Reese made a motion to adjourn, seconded by Jeff Meeder with all voting in favor to adjourn at 8:42pm.

Respectfully submitted: *Adam Reese*