

# Lake Township Planning Commission

June 25, 2014

## Approved minutes

Meeting was called to order at 7:12 by Chairman Jerry Pobanz. Pledge of Allegiance was recited.

Roll call: Bob Siver, Jerry Pobanz and Todd Gordon present. Clay Kelterborn and Nicole Collins were absent. Approximately 7 guests.

**Approval of May 28 minutes:** Motion made by Siver to accept the May 28, 2014 minutes, seconded by Pobanz. All ayes motion carried.

**Approval of Agenda:** Motion made by Pobanz to accept the agenda, seconded by Gordon. All ayes motion carried.

**Correspondence:** Pobanz read correspondence email from Linda and Keith Hoffman, he also read an email from Lou Colletta on new Ohio law mandating larger Wind Turbine setbacks.

**Public Comments:** None

### **New Business: Joint meeting between ZBA and Planning Commission**

Jeanne Henry stated that she felt it was important for the two boards to meet and discuss the zoning ordinances, so that the members could ask questions and clarify things pertaining to the zoning ordinances. Mike Manenti suggested a Saturday meeting. Henry suggested that they should meet more than just once, maybe quarterly. After a brief discussion a motion was made by Gordon to have a special workshop meeting on Saturday July 12, 2014 for the ZBA and Planning Commission at 1:00 p.m. Seconded by Siver. All ayes motion carried.

**Small Sheds:** Pobanz stated this basically concerns plastic/ resin sheds being put up in back yards with no permit. Tom Pierce asked if there was a size requirement, Pobanz stated no and that planning members were working on this but they are no longer members on the PC board. Pobanz said when there is a full board we can have members look into small sheds again. Brief discussion and a motion was made by Pobanz to table small sheds, seconded by Siver. All ayes motion carried.

### **Old Business: Wind Ordinance**

Pobanz stated that the members just received the draft of the wind ordinance back from Mike Homier before the meeting and that they haven't had much time to review it. Siver commented that there is more value talking about the Wind Ordinance when the other PC members are present. Siver suggested a special workshop to discuss the Wind Ordinance. The members discussed dates and times and a motion was made by Siver to have a public hearing on the Wind Ordinance on Wednesday July 23, 2014 at 6:00 P.M. at Lake Township Hall, seconded by Gordon. All ayes motion carried.

Siver then made a motion to have a special workshop meeting on Wednesday July 2, 2014 at 7:00 P.M. strictly for Wind Turbine Ordinance, seconded by Gordon. All ayes motion carried.

**Lighting Ordinance:** Motion made by Pobanz to table until next meeting, seconded by Siver. All ayes motion carried.

**Lake Township Zoning Ordinance Side yard setback:** Pobanz stated that he spoke with the Lake Township Lawyer and the Planning Commission can remove the incorrect side yard illustration (Chap.2 section 23) without any problems. A motion was made by Pobanz to remove incorrect side yard illustration, seconded by Gordon. All ayes motion carried.

**Mining Ordinance:** Pobanz stated that the township next to us has been having some issues with mining sand and leaving huge holes. Pobanz went on to say it was brought to his attention that Lake Township may need to enact on a Mining Ordinance. Siver stated someone suggested there is an area by Sand Road west of Champagne Road. Brief discussion on mining. Gordon suggested that the Planning Commission has bigger things on the agenda now that they are trying to get taken care of and that this should be tabled, members agreed. A motion was made by Gordon to table Mining until future meeting, seconded by Siver. All ayes motion carried.

**Public Comments:**

Victor Rohner asked if we had a draft of the Lighting Ordinance. Pobanz answered yes and the proposed Lighting Ordinance will be available on the website.

Randy Armstead stated he had zoning questions. He wanted to know where to find information on nonconforming lots. The Planning Commission members told him to look on line under chapter 13 of the Zoning Ordinances. Pobanz read from the non-conforming chapter 13 ordinance.

Tom Pierce made a statement that with the Wind Ordinance going to a public hearing it would be a great idea to get as much information out to the public before the hearing. This way the people will have some information before the public hearing. He also stated that the public will have a lot of questions. Jeanne Henry agreed.

After a brief discussion between members and guests, Gordon made a motion to adjourn meeting. Seconded by Siver.

Meeting adjourned at 8:35 p.m.

Next scheduled Planning Commission meeting July 23, 2014

Public Hearing Meeting July 23, 2014 at 6:00 p.m.

Special Workshop Meeting (Wind Turbine) July 2, 2014 Wednesday at 7:00 p.m.

Special Workshop Meeting (Joint Meeting Planning Commission and ZBA) July 12, 2014 Saturday at 1:00p.m.

Submitted by Kim Simpson, recording secretary