

**MINUTES SILVER CREEK TOWNSHIP
PUBLIC HEARING AND REGULAR PLANNING COMMISSION MEETING HELD
ON JANUARY 23, 2019**

The Planning Commission Public Hearing was called to order by Chairman Terry Harris at 7:00 p.m. on Wednesday, January 23, 2019. The Pledge of Allegiance to the Flag of the United States of America was recited.

MEMBERS PRESENT: Nick Barnes, Tim Feirick, Bill Zuhl, Terry Harris, Debbie Brown, Dave Grabemeyer

MEMBERS ABSENT: Jon Tidey

OTHERS PRESENT: Building/Zoning Administrator Todd Herter, Recording Secretary Lindsay Krohne, one member from the public

MOTION TO APPROVE JANUARY 23, 2019 PUBLIC HEARING AGENDA

Dave Grabemeyer motioned to approve the January 23, 2019 Public Hearing agenda. Nick Barnes seconded. Motion passed by voice vote.

Chairman Terry Harris read the Notice of Public Hearing explaining the reason for the Public Hearing, to amend Section 155.083 C Commercial District (B) Permitted Uses; to add subsection (13) Bulk Fuel Storage (Propane).

PUBLIC COMMENT

Chairman Terry Harris opened the floor for public comment at 7:07 p.m. There was no comment. Terry closed public comment at 7:08 p.m.

WRITTEN COMMENTS

There were no written comments received.

COMMISSION DISCUSSION

Dave Grabemeyer questioned what the wording would say. Terry Harris answered that it would read: Bulk Fuel Storage (Propane).

CLOSE PUBLIC HEARING

Tim Feirick motioned to close the public hearing. Dave Grabemeyer seconded. Motion passed by voice vote.

REGULAR MEETING

Chairman Terry Harris opened the regular meeting at 7:08 p.m.

MOTION TO APPROVE JANUARY 23, 2019 REGULAR MEETING AGENDA

Nick Barnes motioned to approve the January 23, 2019 Planning Commission Regular Meeting agenda. Debbie Brown seconded. Motion passed by voice vote.

MOTION TO APPROVE DECEMBER 13, 2018 MINUTES

Bill Zuhl motioned to approve the December 13, 2018 Planning Commission minutes. Debbie Brown seconded. Motion passed by voice vote.

COMMUNICATIONS

None.

PUBLIC COMMENT

Jennifer Northrop stated her interest in renovating and having an addition built on to an existing barn on the Jack Gould property for a wedding barn venue, located at 31164 M-152. Jennifer stated that the property is currently zoned Ag, and the closest thing she could find in the Zoning Ordinance is "Country Clubs".

Jennifer explained their intent to renovate the main barn as well as another for a dressing room. She also explained that Mr. Gould would continue living there and that with 55 acres there would be plenty of room for this type of venue. Jennifer stated there would be very little structural change from the outside.

Dave Grabemeyer stated that it would be a bad place for traffic on the hill. Jennifer answered that it is marked no passing.

Building/Zoning Administrator Todd Herter stated if they added wedding barns to Special Use, the board could put limitations on it if they choose. Todd added that they have a lot of room and no close neighbors, whereas some barns may have close neighbors.

Discussion followed about the entrance to the barns. Todd Herter stated that if the property were rezoned from Ag to Commercial, the DOT would have to be involved and would tell them whether or not the venue and home could share the same driveway. He added that it would be addressed in the renovation process. Todd Herter added that an architect would have to get in contact with DOT in making sure the barn is structurally sound for public safety.

Terry Harris questioned if the barn had been recently used for agricultural use, and whether it should be used for food preparation. Jennifer Northrop explained that the food would be prepared elsewhere and brought in. Discussion followed regarding alcohol and liability insurance.

Dave Grabemeyer referred to Hidden Vineyard wedding barn and the amount of traffic, as well as noise late at night. Jennifer answered that there are rules for wedding venues and 10:45 p.m. is last call, 11:00 p.m. music ends, and the property must be vacated at midnight. Todd Herter stated that with a special land use, they can put limitations on activities.

Dave Grabemeyer questioned what they would do for restrooms. Jennifer answered that they plan to add on a porch to one of the buildings, which would have two ADA restrooms. She added that the venue would run May 1st through October 30th.

Discussion followed. Todd Herter explained that the State decides the occupant load, how the structure is revamped, lighting, etc. Bill Zuhl stated that they can control the hours of operation and the number of guests if lower than what the state allows. Jennifer stated that she has been in contact with Anthony, the fire chief, who plans to look at the building.

Dave questioned if there will be an outdoor ceremony area, and Jennifer answered yes.

Todd Herter stated that they can have up to 25% lot coverage, so there is no issue for space.

Jennifer stated that they have a building already accounted for to use for storage. She also stated that they are hoping to be able to accommodate 150 guests. Discussion followed.

Terry Harris stated that he will put this item on the agenda for discussion.

TOWNSHIP ATTORNEY'S REPORT

None.

ZONING BOARD OF APPEALS REPORT

Todd Herter stated that the upcoming Zoning Board of Appeals hearing on January 30th was originally dealing with setbacks on another corner lot. He added that he doesn't believe it will be a corner lot issue now, but a rear yard setback instead.

BUILDING/ZONING ADMINISTRATOR'S REPORT

Todd suggested they discuss the two front yard setback issue for corner lots in the future.

NEW BUSINESS

MOTION TO APPROVE ADDITION OF BULK FUEL STORAGE (PROPANE)

Dave Grabemeyer motioned to approve the amendment of Section 155.083 C Commercial District (B) Permitted Uses; to add subsection (13) Bulk Fuel Storage (Propane). Debbie Brown seconded. Motion passed by voice vote. (Bill Zuhl abstained from voting).

UNFINISHED BUSINESS

REVIEW SOLAR ENERGY ORDINANCE

Terry Harris stated that he put this on the agenda, but didn't know if it needed to be addressed. He stated that Mike Glynn reviewed the Solar Energy Ordinance and made a few suggestions, none of which are major or change the ordinance they passed. He stated it would be sent to American Legal Publishing for their updates to the Zoning Ordinance books.

COMMISSION MEMBER DISCUSSION

None.

PUBLIC COMMENT

None.

PLANNING COMMISSION MEETING DATE

Chairman Terry Harris stated the next Planning Commission meeting will be Wednesday, February 9, 2019.

ADJOURNMENT

The meeting was adjourned at 7:39 p.m. by Chairman Terry Harris.

Respectfully submitted,

Lindsay Krohne
Planning Commission Secretary

Jon Tidey, Secretary

To be approved at the February 27, 2019 Planning Commission meeting