

**MINUTES SILVER CREEK TOWNSHIP**  
**PLANNING COMMISSION MEETING – MARCH 23, 2022**

Vice Chairman John Joossens called the meeting to order at 7:00 p.m. on Tuesday, March 23, 2022.

The Pledge of Allegiance to the Flag of the United States of America is recited.

MEMBERS PRESENT: Debbie Brown, John Joossens, Tim Feirick, Mike Glynn, Veronnica Towne, and Jon Tidey

MEMBERS ABSENT: Nick Barnes

OTHERS PRESENT: Zoning Administrator Mark Davis, Recording Secretary Wendy Fitzgerald, and members of the public

**APPROVAL OF THE AGENDA**

Debbie Brown motioned to approve the agenda.

Jon Tidey seconded.

Motion passed by voice vote.

**APPROVAL OF THE MINUTES FROM FEBRUARY 23, 2022**

Debbie Brown motioned to approve the minutes

Tim Feirick seconded.

Motion passed by voice vote

**COMMUNICATIONS:**

John Joossens states an email on short term rentals was sent to members and reminds everyone to review it so it can be discussed at the next meeting.

**PUBLIC COMMENT**

Bruce Nevins questions why the township has COVID shields up and wants to know who he can register a complaint with.

**TOWNSHIP ATTORNEY'S REPORT**

None

**ZBA REPORT**

None

## **BUILDING ADMINISTRATOR'S REPORT**

Presented by Mark Davis.

### **NEW BUSINESS**

None

### **OLD BUSINESS**

Members continued the discussion of reviewing Silver Creek Township ordinance 155.030 (B) (3) to add an additional tier into the ordinance that would address the lots with over four acres but less than five acres. John Joossens notes tiers make a large jump toward the end and supports adding at least one more tier. Mike Glynn endorses addressing square footage and wall height in the tiers. He reads the current ordinance 155.030 Accessory Buildings or Structures and suggests the following; *"...on lots over three acres to -- and that would be changed to four acres -- shall not exceed 3,000 square feet -- and we would add text that would say -- lots over four acres not to exceed five acres shall not exceed 3,500 square feet -- and then it would go on to -- lots over five acres will not exceed 4,000 square feet."* Discussion on the tiers ensued. John Joossens would like to have input from Nick Barnes.

John Joossens motioned to table the discussion until Nick Barnes can take part in the discussion.

Tim Feirick seconded.

All members present approved.

No member opposed.

Short term rentals - Senate Bill 446 and House Bill 4722 no updates. John Joossens recommends the township move forward with some type of ordinance to address short term rentals. Debbie Brown suggests looking into the areas the township knows they can regulate regardless of how the Bills go.

Update on the tabled Adcock Property rezoning request. Mike Glynn reminds members that since Mr. Adcock is not present, discussion should center around the zoning ordinance and suggested changes and not on his request. Veronnica states Mr. Adcock and his attorney will be asked to come back in April. Mike Glynn notes there are only about six properties in Silver Creek Township that a change in the ordinance could affect. Discussion on unbuildable lots ensued. Debbie would like to attach the verbiage pinned by Mike Glynn to their motion. Mike Glynn read the verbiage with the changes made by the township attorney and members.

Debbie Brown Motion to approve the text authored by Mike Glynn and add it to 155.078(D) (1) *"If the requirements, found in the District Regulations Table, render an existing platted lot unbuildable for a Single-Family Residential Use, then table (D) used in 155.80 R-1 Single Family Residential District can/may be applied by the Zoning Administrator"*

Jon Tidey seconded.

YES (5): Veronnica Towne, Debbie Brown, John Joossens, Jon Tidey, Tim Ferrick

NO (0): None

ABSTAINED (1): Mike Glynn

**PUBLIC COMMENT:**

None

**MEMBER COMMENT:**

Mike Glynn asks members for feedback on recent township continuing education courses. John Joossens felt the information was useful but would like to have heard more on unique communities like Silver Creek. Veronnica liked the classes and felt there was a lot of useful information and was pleasantly surprised to hear environmental issues were being considered by many townships. Mike Glynn recommends the trainings for all members and had one criticism regarding the vagueness of the laws and would like to see more direction.

**NEXT MEETING:**

April 27, 2022

**ADJOURNMENT**

Debbie Brown motioned to adjourn.

John Joossens seconded.

All members present approved, no members denied

Meeting adjourned at 7:49 p.m.

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Recording Secretary, Wendy Fitzgerald

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Secretary, Debbie Brown