

MINUTES SILVER CREEK TOWNSHIP

PLANNING COMMISSION MEETING – JUNE 23, 2021

Chairman Terry Harris called the Planning Commission meeting to order at 7:00 p.m. on Wednesday, JUNE 23, 2021.

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

MEMBERS PRESENT: Nick Barnes, Mick Braman, Debbie Brown, Tim Feirick, Terry Harris, Jon Tidey

MEMBERS ABSENT: John Joossens

OTHERS PRESENT: Recording Secretary Wendy Fitzgerald, Todd Herter, Mark Davis and, members of the public.

APPROVAL OF THE AGENDA

Terry Harris motioned to approve the agenda.

Debbie Brown seconded.

YES (6): Nick Barnes, Mick Braman, Debbie Brown, Terry Harris, Tim Feirick, Jon Tidey

NO (0): None.

ABSENT: John Joossens

Motion passed.

APPROVAL OF MAY 26, 2021, MINUTES

Debbie Brown motioned to approve the May 26, 2021, Planning Commission minutes.

Mick Braman seconded.

YES (6): Nick Barnes, Mick Braman, Debbie Brown, Terry Harris, Tim Feirick, Jon Tidey

NO (0): None.

ABSENT: John Joossens

Motion passed.

COMMUNICATIONS

None

PUBLIC COMMENT

Nancy Bragg from the public had questions about short-term rental duration period, looking for clarification.

Terry Harris explained that there is nothing pass/nothing settled with the Senate Bill 446 or House Bill 4722, so the Township has discussions on hold for now. He explained the difference between short-and long-term rentals and the reasoning behind the current 27-day rental period.

ZONING BOARD OF APPEALS REPORT

None

BUILDING AND ZONING ADMINISTRATOR REPORT

Todd Herter introduced Mark Davis as the new Zoning Administrator.

NEW BUSINESS

Terry Harris introduced the application forms up for review and asked for member comments.

Debbie Brown questioned the need for the video verbiage found on the Special Land Use Application, second page under item number 5. Mick Braman explained computers are not set up for videotaping per the Township Clerk. Todd Herter clarified that the township quit videotaping under advice from attorneys. Terry Harris agreed verbiage could be removed.

Debbie Brown and Tim Feirick had questions on the second page of the Special Land Use form about the Silver Creek Township Zoning Rules 155.133 and 155.134 under paragraphs A and B regarding permits. Todd Herter clarified this is about building permits and whether the owner is actively working on the permitted project. Terry Harris explains this is verbatim from Zoning Rule Book and placed on the form as a reference.

Terry Harris asks for a motion to cut the verbiage about videotaping from the Special Land Use Application.

Debbie Brown motioned to eliminate verbiage found under the section labeled "(B) Public Hearing" on the Special Land Use Application item number five regarding videotaping and to renumber the section accordingly.

Nick Barnes seconded.

YES (6): Nick Barnes, Mick Braman, Debbie Brown, Terry Harris, Tim Feirick, Jon Tidey

NO (0): None.

ABSENT: John Joossens

Motion passed.

UNFINISHED BUSINESS

Terry Harris explained Senate Bill 446 or House Bill 4722 are undecided, so the Short-Term Rental discussion at the township level is still on hold pending a decision at the state level. He encourages member to keep watching the bills and to stay up to date on them.

COMMISSION MEMBER COMMENTS

Terry Harris suggests adjourning July and August meetings unless there is a significant matter that needs attention.

Debbie Brown observed verbiage from the Bills seem to be entertaining 30 days rather than that used by the township for short-term rentals.

Terry Harris recites an opinion piece from an analyst about Senate Bill 446 or House Bill 4722, reminding everyone it is all up in the air.

PUBLIC COMMENT

None

Next meeting July 28, 2021, unless otherwise changed.

ADJOURNMENT

Nick Barnes motioned to adjourn.

Mick Braman seconded.

YES (6): Nick Barnes, Mick Braman, Debbie Brown, Terry Harris, Tim Feirick, Jon Tidey

NO (0): None.

ABSENT: John Joossens

Motion passed.

Meeting adjourned at 7:32 p.m.

Recording Secretary, Wendy Fitzgerald

Secretary, Debbie Brown