

**MINUTES SILVER CREEK TOWNSHIP
PLANNING COMMISSION MEETING HELD ON APRIL 27, 2016**

The meeting was called to order by Chairman Terry Harris at 7:00 p.m. on Wednesday, April 27, 2016. The Pledge of Allegiance to the Flag of the United States of America was led by Bill Zuhl.

MEMBERS PRESENT: Mike Glynn, Dave Grabemeyer, Terry Harris, Tim Feirick, Tom Lehrer, Bill Zuhl

OTHERS PRESENT: Attorney John Magyar, Building and Zoning Administrator Todd Herter, Recording Secretary Lindsay Krohne

ABSENT: Jerry Donley

APPROVAL OF AGENDA

Bill Zuhl motioned, seconded by Mike Glynn, to approve the April 27, 2016 Silver Creek Township Planning Commission Agenda. Motion carried by voice vote.

APPROVAL OF MINUTES

Dave Grabemeyer motioned, seconded by Tom Lehrer, to approve the March 30, 2016 Silver Creek Township Planning Commission meeting minutes. Motion carried by voice vote.

COMMUNICATIONS

None.

PUBLIC COMMENT

None.

TOWNSHIP ATTORNEY'S REPORT

Attorney John Magyar stated that the Zoning Board of Appeals had given a variance to Michael Mosier, and it was indicated that there was only one rod easement. He stated that he received a call from an attorney and they have resubmitted, showing a 40 foot easement. John stated that he forwarded it to Assessor Bill Kays, so that he has the documentation showing the easement when he does the lot splits. He added that once everything is received, Bill Kays can approve the splits.

BUILDING AND ZONING ADMINISTRATOR'S REPORT

Todd Herter stated that the Lyonø Industries project is not going to happen, because they are moving some of their operations to the old National Copper building. Todd stated that they are planning to build a smaller addition at Lyonø Industries for an observation booth for a robot. He added that the robot would be in the existing building, and the building observations would be in the new addition. He stated that he had not received the final prints yet, but might see something this week.

NEW BUSINESS

UPDATED BYLAWS

Terry Harris stated that the meetings will be held on the 4th Wednesday of the month rather than the last Wednesday of the month. He questioned whether or not they needed to revise the bylaws due to this discrepancy. Mike Glynn offered to get the updated information to the Clerk's office.

UNFINISHED BUSINESS

DISCUSSION OF SECTION 3.23 PRIVATE ROADS/STREET ZONING ORDINANCE

Terry Harris clarified that per last month's discussion, they would be putting together a full blown ordinance regarding private roads. He stated that he took Howard Township's ordinance and made some adjustments.

Tim Feirick questioned whether they should add that the private roads already existing would be grandfathered. He added that Todd Herter had voiced the importance of there being enough space at the dead ends for emergency vehicles to turn around, which was covered in Section B, Item 3 of the proposed ordinance. Tim suggested adding a dimension to that.

Terry Harris stated that he had seen some that specify a 120-foot radius, which is what the county wants. He added that it depends on whether there is vegetation in the middle of the cul-de-sac.

Mike Glynn stated that there are a lot of items that talk about specifics of road construction, which is out of the scope of the Planning Commission. Discussion followed.

Terry Harris stated that Todd Herter needs direction on this issue.

Todd Herter stated that with Michael Mosier's request, the private road was to access only three parcels. Todd asked Attorney Magyar for clarification on the difference between an egress/easement and a private road. Discussion followed on whether or not the Township's ordinance should mandate whether or not a property owner has to build private roads to county specs when they are only creating access to a couple of parcels. Todd Herter stated his opinion that it should be up to the property owner what they want to do with it. Discussion followed.

Todd Herter suggested a 66 foot spec if the private road was to provide access to five parcels. He added that a property owner shouldn't have to go through all the money and labor to build a private road up to those specs, if for example, they are splitting property to give their children a couple acres to build on.

Terry Harris asked the Planning Commission if they had read the proposed ordinance, and stated that it addressed the concerns being addressed.

Mike Glynn stated that he liked the concept of naming a private road and having the address numbers visible, as it would be easier for emergency personnel to locate the property.

Discussion followed on the definitions in the proposed ordinance, which led the members to make a few changes.

Attorney John Magyar stated that he would notice out the public hearing for the proposed ordinance and the Township would have it available for review, and they could have it on the May Planning Commission agenda.

COMMISSION MEMBER COMMENTS

Mike Glynn stated that they needed to discuss the high water mark issue.

Attorney John Magyar stated that he had spoken with Stephenson Land Surveying, and they could determine the high water mark. He added that it is the seasonal high water mark that they recognize.

Attorney Magyar suggested that either Todd Herter and Stephenson Land Surveying meet, or Stephenson Land Surveying come in so they could better explain to the Planning Commission how to determine the high water mark. Todd Herter replied that it would be helpful. Discussion followed.

Terry Harris verified the next meeting date on Wednesday, May 25, 2016 at 7:00 p.m.

PUBLIC COMMENT

None.

ADJOURNMENT

Dave Grabemeyer motioned to adjourn, seconded by Tom Lehrer. Motion carried by voice vote.

The meeting was adjourned at 8:30 p.m.

Respectfully submitted,

Lindsay Krohne
Recording Secretary
To be approved at the May 25, 2016 meeting