

**Exeter Township
Planning Commission Minutes
May 7, 2019**

Planning Commission chairperson, David Schafer, called the meeting to order at 7:05 pm. The meeting opened with the Pledge of Allegiance.

Roll Call: Present: Roger Bezek, John Bills, Dan Boggs, Leonard Kernyo, William Gay, Rico Perez, and David Schafer
Guests: Lucie Fortin, Exeter Township planner (with Mannik & Smith Group)

Correction / Approval of Agenda:

- ❖ **Motion:** Leonard Kernyo, 2nd Dan Boggs: To accept meeting agenda as presented.
Motion carried.

Approval of Minutes:

The following corrections were made to the April 2, 2019 planning commission meeting minutes;

- In Old Business, item #2; correct spelling of the word "township" to "*townships*"
 - In meeting minutes addendum, Chapter 3; create subparagraph 2 (and indent as needed) under the first bullet.
 - In meeting minutes addendum, Chapter 4; correct reference from "PA 166" to "*PA 116*"
- ❖ **Motion:** Dan Boggs, 2nd Leonard Kernyo: To accept the March 5, 2019 planning commission meeting minutes as corrected.
Motion carried.

First Public Comment:

None

Old Business:

1). Review of Exeter Township Zoning Ordinances; Article 12 through 16 and Article 21. (tabled from April 2, 2019 meeting).

- ❖ **Motion:** William Gay, 2nd John Bills: In order to allow proper time to review the draft Master Plan document, to remove from the agenda (note; not to table) Old Business item # 1 (Review of Exeter Township Zoning Ordinances; Article 12 through 16 and Article 21 (tabled from April 2, 2019 meeting).
Motion carried.

2). Printed copies of proposed changes and revisions (DRAFT dated 5/2/2019) to the Exeter Township Master Plan was provided to each planning commission member. Lucie Fortin, Exeter Township planner, discussed all proposed language changes from the current master plan. Major changes that were reviewed include;

- A). Chapter 1: Clean-up and simplification of current language.
- B). Chapter 2: Statistics – will use most current population trend and projections from SEMCOG. Proposed updated master plan will use current (2010) U.S. Census data.
- C). Chapter 4: No changes
- D). Chapter 5: Proposed changes to content of some sub-sections.

Planning commission member discussed the need to create a separate (new) zoning classification of "AG -1: Prime Agricultural Lands" within the proposed updated master plan. The consensus of the members was that a second agricultural classification is not needed.

Members also discussed combining the current "C-1: Commercial" and "C-2 Special Commercial" classifications in the proposed updated master plan. Members decided against recommending combining the two commercial classifications.

While no parcels within Exeter Township are required to carry Federal Flood Insurance coverage, it was suggested that a map which indicates areas prone to seasonal flooding be included in the updated master plan. This would be of value to any proposed development or planned construction.

New Business

1). Planning commission members discussed the current incidents of "non-conforming use" of parcels zoned as agricultural. Non-conforming use is defined within the current Exeter Township Zoning handbook. Non-conforming use includes any activities that are not agriculturally related to the property owner actions. It was stated that enforcement action for non-conforming use, is allowed under the current township zoning. As with all enforcement action taken by the township, legal action may become necessary.

2). A copy of two "stand-alone" ordinances was passed around to PC members. Stand-alone ordinances are issued by the Exeter Township Board and not the planning commission. The Exeter Township board may amend or change stand-alone ordinances on the advice of the planning commission. The planning commission secretary will mail out (to the PC members) copies of:

- Ordinance no. 22 – Dangerous Buildings (effective date October 29, 1977) and
- Ordinance # 36-2013-2 – Blight (adopted by board vote on December 17, 2013).

Planning commission members will review these ordinance(s) for possible changes (as recommendations to the township board).

Second Public Comment

1). It was announced that Mr. Mike Rasmussen was granted a special Zoning Board of Appeal hearing per his request to exceed the current maximum wall height of new accessory buildings on a "non-agricultural" parcel. The public hearing is set for May 14, 2019.

2). The next scheduled meeting of The Exeter Township Planning Commission will be held June 4, 2019 at the Exeter Township Hall beginning at 7:00 pm.

❖ **Motion:** John Bills, 2nd William Gay: To adjourn meeting. **Motion carried.**
The meeting was adjourned at 9:25 pm.

Respectfully submitted, _____

Roger Bezek, secretary
Exeter Township Planning Commission