



Meeting called by: Chairperson, Ellen Moore @ 7:34

Members present: Babcock, Gunnell, Moore, Myers, Sevey, Sawade, Tilburt

Others present: Attorney – Mark Van Allsburg; Zoning Administrator – Jerry Gross; Supervisor – Bob Ellick

Approval of Agenda: No additions – stands as printed

Approval of Minutes: Call for motion to accept April meeting minutes (no May meeting) with one typo correction.

Motion to accept as adjusted by Sevey, second by Sawade, all Ayes, Carried.

Agenda Item: St. John Paul Catholic Church Parking Lot surfacing

Jerry: - originally wanted reserved parking lot w/crushed concrete and nothing in previous approved resolution was clearly defined.

- original proposed parking lot was planned for Phase II and needed traffic study and additional approval.

- new proposal: want to leave as crushed concrete after construction vehicles are done as indicated on new site plan.

Mark: - Future parking is approved, is a timing issue.

Discussion: Crushed concrete is okay for construction vehicles then immediate paving for regular parking used; isn't unusual for future expansion areas to be used as overflow parking; traffic study still required with Phase II; Timeline on Phase II was to be 2 – 3 years; consider: barricade for unpaved areas, time frame restriction for paving after construction vehicles done on new church building, 6 months allotted with regard to possible delay for winter months. Could require paving prior to issuing Certificated of Occupancy for church building and escrow funds could be held to insure completion.

Moore: Called for motion to approve amendment to existing Special Land Use to allow partial paving at this point and for approval of amendment to be prepared by Mark.

Motion to accept by Tilburt, second by Sevey, all Ayes, Carried.

Agenda Item: Extension for Robinson's Body Shop rezone.

Jerry: Re: time restriction on rezone allowance - - construction is not done; some activity (leveling) but will be late summer before building.

Discussion: Deadline was in May but due to no PC Meeting in May is being addressed now. Amount of time needed 6 or 12 months? Engineering hasn't been received yet; power pole could take a long time; can extend subject to engineering.

Moore: Called for motion to grant extension for 6 months. Motion by Sevey, Second by Myers. All Ayes, Carried.

Unfinished Business: N/A

Open Discussion for Issues not on the Agenda:

- Correspondence received: None
- Planning Commission Members: Moore – noticed Storage Time is looking better. Jerry is watching.

Babcock - ?? re: Referendum vote in November. How can PC members promote ballot issues?

Bob: Township monies or elected officers cannot get involved in pro/con promotion.

Mark: Same restrictions for township officials do not apply to PC members.

Discussion: Ballot wording will require a positive; wording, "shall this ordinance become law..." and "yes" vote being in favor of law; concern that those who don't understand will tend to vote "no;" promotions cannot use township monies; rental hall policy could be re-visited to allow hall meeting; PC members can encourage how to vote excepting Fred (board member). Mark will help by reviewing promotion ideas by PC at no charge to Township.

- Members of the Audience: Vicky Babcock – Re: Velzy Park update –received a matching grant for \$25,000.00 and need to work on fund raising; starting at zero at this point; is for restrooms only which will cost approximately \$50,000.00. Did receive ok for septic use from KC Health Dept.

Report of Township Board Representative: Fred – reiterated acceptance for septic use from KCHD.

Report of Board of Appeals Representative: None

Report of Planning Consultant: None

Report of Zoning Administrator: Addressed in new business

New Business: Forthcoming site plan review or special use application

Jerry: Ralph Nuerenberg, Granger, wants to store waste pick-up vehicles at Woodlawn Drive; Myles is retiring and selling, Granger wants to move in.

Mark: Zoned Industrial; Ordinance 11.03A is SPU – “Truck & Freight terminal” or amendment to ordinance. SPU is not a big issue, can add detailed conditions.

Discussion: Trucks will be empty, primarily overnight storage, i.e. Hydrovac; need to be careful for possible future applicants; whether empty or full is still garbage issue – take somewhere to spray out; will probably be scattered number of vehicles, not all at the same time; could look at impact study for any cleaning run-off.

Conclusion: Agree SPU is best, Jerry will inform them.

Moore: Called for motion to adjourn. Motion by Tilbert, Second – Gunnell; All ayes – Carried.

Meeting adjourned: 8:39 PM