

AUGUSTA CHARTER TOWNSHIP PLANNING COMMISSION MEETING MINUTES

FOR SCHEDULED MONTHLY MEETING HELD May 15, 2013

Location: Township Hall Annex

1) CALL TO ORDER

The Regular Meeting of the Augusta Township Planning Commission was called to order on Wednesday, May 15, 2013 at 6:33 PM.

2) ROLL CALL BY Chairman G. Chie

Members Present: D. McMahon, R. Selter, G. Chie, D. Bennett (6:36) and T. Newsome

Members Absent: R. Blackman

One Member Seat Open & Yet to Be Appointed as Board of Trustee's Liaison

3) QUARM ESTABLISHED

4) APPROVAL OF AGENDA

Motion by Commissioner Selter: Supported by Trustee Chie, to approve the proposed agenda as submitted for consideration.

Vote to accept the Motion was unanimously approved—

Resulting Action: Current Meeting Agenda Accepted.

5) APPROVAL OF THE MINUTES FROM MEETING OF March 20, 2013

Motion by Commissioner Selter: to accept the March Meeting minutes as presented but to include the edit that the term Trustee should be replaced with the term Commissioner when referring to members of the Planning Commission. No other edits or revisions being proposed at that time. The Motion to accept the minutes with proposed Edits was supported by Trustee Bennett, to approve the draft minutes of the last meeting held March 20, 2013, as presented in writing along with proposed edits.

Vote to accept the Motion as made and supported was unanimously approved.

Resulting Action—March Meeting Minutes to be forwarded to the Township Clerk after completion of proposed edits.

6) BUSINESS ITEMS:

Commissioner Chie opened the floor Discussion of Item 6(a) on the agenda Discussion of potential Modification to existing Section 11.2 A.2 (Site Plan Review) of the Zoning Ordinance:

After receipt and explanation of the proposed written changes recommended by the Planning Consultant (Laura Kreps)

Commissioner Selter remarked of the opinion that a Site Plan is still required of the existing Zoning Ordinance currently when a major change of use is proposed and that the modifications again only apply to when an exterior modification of an existing structure on the property is proposed by the owner. However, without additional and specific information and feedback that she was reluctant to make a final decision on the change at this time.

Commissioner Chie, along with the other commissioners' present made note that the proposed change was still in a discussion and fact finding phase and that further input should be provided both from the planning consultant and the Township Attorney before further public hearing can be scheduled.

One of the additional points of discussion which was raised by the Planning Consultant was the idea of "What Constitutes a Major Use Change as defined within the current Zoning Ordinance."

Laura Kreps provided the Commission with a written set of examples of a Major Land Use Change as is defined in a neighboring Twp. Zoning Ordinance.

Items were discussed and seen to be constructive for future discussion with regards to the proposed Change.

Of Additional discussion was the frustration that current site reviews appear that they may not be being performed at this time due to the ambiguity of the current plan and that the issue of developing a new definition regarding "Major Use" charges needs to be developed within the near term future so as to provide for satisfactory and consistent code enforcement.

Upon the general recommendation of Commissioner Selter to table this item:

There was a general support and consensus that the item should be tabled at this time until additional background information could be provided with regards to the full implications of the proposed amendments.

Action: Commission to table current proposed ordinance changes until completion of further discussion and research into the subject is completed at a later date.

Commissioner Chie then opened the floor for discussion of Business Item 6(b), Possible Reduction in Setbacks for Accessory structures within an AR District:

General discussion from the Commission and the planning consultant as a whole shared the view that no change to the current requirements for a change in setback requirements was needed for board action at this time. As the concept of an overall change in setback requirement setbacks within an AR District would lead to future serious contentions that are not protected under the current requirements of the Zoning Ordinance and Ordinance Guide.

Likewise, further open mutual discussion between planning commissioners present identified the fact that any property owner already has relief of the current setback requirements by the fact that; upon an as need basis, that any property owner can gain a variance from existing code by making a motion before the standing Zoning Board of Appeals.

Although no direct motion to table this item was made; general consensus was to reject the idea of any proposed changes to this section of the Zoning Ordinance at this time.

7) OPEN DISCUSSION

(a) CORRESPONDANCE RECEIVED

(b) Presentation in writing and orally by Mr. Tobler was presented to the Commission from the audience regarding the Planning Commission's potential regarding the proposed changes presented for discussion.

“Mr. Tobler discussed potential perceived implications of the proposed changes as well as the fact that he encouraged the Commission to perform both continued and meaningful discussion in to the subject before consideration of any of the items discussed this evening, and to do otherwise would lead to a general degradation of the Master Plan as it currently exists. “

8) PUBLIC COMMENT

Chairman Chie opened the meeting for public comment.

9) REPORT OF THE TOWNSHIP BOARD REPRESENTATIVE

As the Township Representative was absent No Report was given or submitted.

10) REPORT OF THE ZONING BOARD OF APPEALS REPRESENTATIVE

Commissioner Chie serving as the ZBA Representative stated that No report was currently being scheduled for presentation at this time as no meeting of the ZBA has occurred since the Planning Commission’s last meeting.

11) REPORT OF THE PLANNING CONSULTANT

Laura Kreps, representing Carlisle/Wortman & Associates proceeded to pass out a list of written recommendations that also should be forwarded to the Township Board of Trustees in order to help facilitate the development of future discussion of the items that were proposed for discussion at tonight’s meeting.

12) ADJOURNMENT

Chairman Chie asked for a motion to adjourn the meeting as the approved agenda for the night’s meeting had been completed.

Motion by Selter: to adjourn the meeting, the motion was unanimously supported and the meeting adjourned at approximately 07:50 PM

Draft Minutes Prepared by:
Planning Commission Secretary
David A. McMahon

Submitted Electronically for Filing
To Augusta Township Clerk
Kathy Giszczak
05/28/2013

Final Minutes as Approved by the Planning Commission on 07/17/2013
As Prepared & Submitted by:
Planning Commission Secretary

David A. McMahon

Dated: 07/20/2013