

ATHENS TOWNSHIP  
PLANNING COMMISSION MEETING  
7:00 pm Athens Township Government Center  
Minutes of Thursday, 4/19/2018

1. *Pledge of Allegiance*: The Pledge of Allegiance was recited.
2. *Roll Call*: The meeting was called to order at 7:00 pm by Chairman Dave Beckstrom. Members present were Dan Woodfill, Marlys Balfany, Dave Henderson, Dave Beckstrom, and Cindy Anderson. Also present was Zoning Administrator, Ryan Grittmann, and applicant So Core Energy, Connexus Energy, Josh Savageau with Home Pride, Ross Wamre with Survey Mapping Solutions, Mike Bash with Connexus Energy.

Members not present: Jake Carpenter

3. *Minutes of March 15, 2018 and April 2, 2018*: A motion to approve the minutes as amended (note changes below) was made by Henderson, motion seconded. Motion carried unanimously.

The conditions of approval for the Maxine Warring preliminary plat should have three conditions, conditions numbers one and two are numbered, but condition number three is not, it should be added to the numbered list.

4. *Open Forum*: Beckstrom opened the public forum. Seeing no residents present for the open forum, Beckstrom closed the public forum.
5. *Public Hearings*:

**a. Zoning Text amendment – SoCore Energy - Solar Energy Farms**

Planner Grittmann stated that item number 7 where the word “warranty” was changed to “maintained”, there was never a vote on that change, and that we had only discussed that change.

*A motion to approve the zoning ordinance text amendment as presented was made by Commissioner Woodfill. Motion seconded. No further discussion. Motion carries unanimously on a vote of 4-0.*

Chair Beckstrom stated that there will be a Special Board Meeting tomorrow (April 20, 2018) at 6pm for the final vote by the Board on implementation of the ordinance.

**b. Final Plat – Home Pride First Addition**

Planner Grittmann gave report and stated the changes from the preliminary plat that was originally approved at the February 15, 2018 Planning Commission meeting.

Chair Beckstrom stated that we need to add a condition that the south lot have a building rights restriction, so no lot split can take place in the future.

Commissioner Woodfill asked where the existing lot line is located.

Applicant Josh Savageau explained the quonset is on a separate lot and has a driveway that was recently created to access the building.

Commissioner Woodfill asked if Mr. Savageau obtained a permit for the quonset driveway.

Mr. Savageau said he did not.

*Commissioner Woodfill made motion to approve the final plat of Homepride First Addition with the following conditions:*

- 1. The Town shall collect a park dedication fee of \$300 for each new lot at the time of the building permit application.*
- 2. Lot 1 shall have the building elevations verified before the approval of a building permit.*
- 3. The applicant separates the driveway accesses for lots 1 and 2 so each parcel has a separate access. Said accesses shall meet all Township and County requirements.*
- 4. Lot 4 shall have a deed restriction placed on the property to remove additional building rights on the parcel. The applicant shall prove to the Township that the deed restriction has been placed once completed.*
- 5. The applicant obtains a driveway access permit for lot 3 for the driveway that was built without a permit. Said access shall be inspected and approved by the Building Official to complete this condition.*

*Motion seconded. Commissioners Woodfill, Balfany, and Anderson vote yes. Commissioner Henderson votes no. Motion passes on a vote of 3-1*

**c. Final Plat – Estate of Maxine Warring**

Planner Grittmann stated that the applicant has withdrawn their request for a final plat for this meeting. According to the Subdivision ordinance, they have one year to bring their final plat back to the Planning Commission. No action is necessary tonight.

**d. Ordinance Amendment – Home occupations**

Planner Grittmann stated that the Board has directed Staff and the Planning Commission to update the zoning ordinance related to home occupations, and home occupations in accessory structures. Planner Grittmann stated that the

home occupation ordinance should be updated to include language about signage, requirements for lighted signs, remove signage content requirements, and limit customer parking to three stalls, all onsite.

Chair Beckstrom noted that there's a slight difference in the proposed ordinance for section 20-33(g)1, and that we should use the County language which includes attached garages when calculating floor space.

No other changes were proposed to the home occupation ordinance.

The private road easement ordinance was discussed. Planner Gritman gave a brief summary and stated that there's very little regulation in the County's ordinance. The County doesn't have a definition for "private easement" or "easement".

Commissioner Woodfill said we should expand the definition of "private easement" to include private drives and other thoroughfares.

Motion to table the ordinance was made by Commissioner Henderson. Motion seconded. All members voting in favor.

6. *Old Business:*

a. Code enforcement update

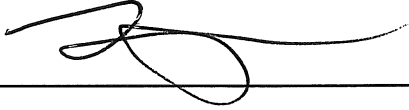
Planner Gritman stated that the wetland filling code enforcement project is due for completion on April 30. Staff will be delaying this deadline due to the late snowfall.

7. *New Business:*

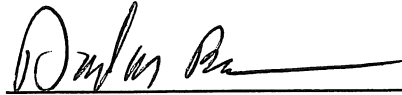
a. Commissioner Balfany noted that Commissioner Carpenter is resigning. Chair Beckstrom noted we have two individuals who are interested in applying for the open Planning Commission seat and possibly one more. Steve Strandlund and Eric Sivigny are present at the meeting tonight.

8. *Adjournment:* Commissioner Balfany motioned to adjourn the meeting. Motion seconded. Meeting adjourned at 8:50 pm.

Minutes approved on this 17<sup>th</sup> day of May 2018.

A handwritten signature in black ink, consisting of a large, stylized 'R' followed by a horizontal line that extends to the right and then loops back under the 'R'.

Ryan Grittman, Zoning Administrator

A handwritten signature in black ink, appearing to read 'Dave Beckstrom' in a cursive style, followed by a horizontal line that extends to the right.

Dave Beckstrom, Planning Chair