

**Athens Township Planning Commission**  
**Meeting Minutes**  
**June 15, 2023**

**Opening**

The regular meeting of the Athens Township Planning Commission was called to order at 7:00 PM on June 15, 2023 and the pledge of allegiance was recited.

**Planning Commissioners Present**

Todd Christensen, Marlys Balfany, Jack Cole, Jason Ross, AJ Ondrey, Dean Thompson, Township Clerk Diane Carpenter and Mike Jungbauer

**Guests Present**

A few residents attended.

**Approval of Minutes**

M/S Jason Ross/Jack Cole to approve the minutes of the May 18, 2023 meeting as presented. Motion passed unanimously.

**Open Forum**

Chris Vogt-Welding and Fabricating- Loan issues if attached to house. Wants to split off piece of land for business and he has an expired IUP. 253<sup>rd</sup> and 65

There will be a Public Hearing in July on the ordinance affecting this. A discussion was held on lot size. Are one acre lots sufficient in size for a commercial lot, taking parking, septic, and other issues into consideration? Chris will proceed with submitting a site plan.

Jeff Bennett attended the meeting to discuss road issues on 264<sup>th</sup> Ave NE. He wants the ditch dug deeper and doesn't want a

culvert. He contradicted himself several times on what was happening and what was not. Todd and Mike have been onsite and are attempting to address the issue. As this is really not a planning and zoning issue, Dean Thompson recommended moving the issue to the board to fix the road.

Open forum was closed.

No public hearings this month.

### **Old Business**

None.

### **New Business**

-Mike discussed the residential zoning language. Ag-residential. A public hearing will be held in July at the P&Z meeting.

Mike went over proposed language for the Business zoning/light industrial ordinance. A public hearing will be held in July with recommended revisions addressing issues such as shared entrances, no centerline measurements, etc. Mike explained that many of these issues are not addressed by the ordinance but by individual site plans and IUP's. Each site and business has different needs.

M/S Marlys Balfany/Jason Ross to hold the public hearing in July.

Motion passed unanimously.

M/S Marlys Balfany/Jason Ross to adjourn the meeting at 8:55 PM. Motion passed unanimously.

Minutes submitted by Diane Carpenter