

ROLLIN TOWNSHIP PLANNING COMMISSION, June 12, 2014 at 7 pm

Hearing/Special Meeting

Call hearing for proposed changes to ZONING ORDINANCE SECTION 402 ACCESSORY BUILDINGS:

Pledge of Allegiance:

Roll Call: Jim Driskill, Mike Clark, Doug Kapnick, Bruce Walker, Nancy Nichols, Walt Miller, Barb McClain, consultant Olis Burch

Purpose of Hearing: Amendments to the Zoning Ordinance section 402, Accessory Buildings

Public Comment: Seven people present in audience, questions were asked about proposed 25' height in section 4.02 and if accessory buildings can be built without a primary residence in the new proposed ordinance. There was also discussion about average grade versus floor level

Action regarding proposal: Motion Walker, second McClain to accept proposed changes to section 4.02 Accessory Buildings to include the clause "a detached accessory building over two hundred (200) square feet in size shall not exceed the height of the main building but shall not in any case exceed twenty-five (25) feet in height as measured from the average grade level to the highest point of the roof"

Roll call vote with all members in support, motion passed

Adjourn Hearing:

Call to Order of Special Meeting:

Approval of Minutes: June 5, 2014 Regular Meeting Minutes **Motion Kapnick second Miller, vote all aye**

Communications:

Reports:

Appeals Board Report: Walt Miller –no appeals

Township Board Report: Bruce Walker

County Commissioner Report: Jim Driskill

Unfinished Business: Scott Szeve request for rezoning for an Equestrian Park off Forrester Road near Bean Creek or for the Thorben property **It was reported by Chairwoman Nichols that the Thorben request has been withdrawn and a written request with a \$250 deposit has not yet been received from Scott Szeve.**

Accessory Buildings: Add revised Accessory Buildings-Section 4.02 to proposed zoning document

Public Comment: **Troy McClain told Planning Commission that all files regarding conditional use permits from 1991 until present are missing from locked Township files. Most Board members were unaware of this and Chairwoman Nichols said that there was a police investigation underway**

Land use: approve and move to Township Board for permission to distribute to public for comment

Zoning Ordinances complete review of proposed ordinances:

Motion Driskill Second Kapnick to make item 1 page 29 to include light industrial on North end of Rollin Village

Vote all aye

Kapnick-page 88 District Designation Article 7 Lake Residential "LR" make change to "LR" in main document

Page 158 Article 21A- new language under 21A.04 Township review Board refers to section 19-which does not exist- Kapnick to review with Region 2 and also to correct 21A.05 typo error

New Business: Proposed changes to Section 21.13 – 8 Duration of Special Use Permit: currently expires after 2 yrs, subsequent applications for 5 yrs; change to valid for the length of continued use or similar language

Next Meeting: July 3, 2014 at 7:00 PM

Meeting Adjourned at 8:45 PM