

CALL TO ORDER

The regular April 24, 2013 meeting of the Buchanan Township Planning Commission was called to order by Chairman Stephanie Wagner-Hemminger at 7:10 pm.

Members Present: Stephanie Wagner-Hemminger (Chair), Janet Dehring, Timothy Gray (Vice Chair), Eric Hageman, John Pitz, Kimberly Scarpone, and Dennis Wentworth.

Members Absent: None.

Others Present: Planner Brian Wegener, Williams & Works; three (3) township residents; no members of the press; Buchanan Township Ordinance Officer Joseph Kring; and Recording Secretary Cathy Ganus.

PLEDGE OF ALLEGIANCE

The *Pledge of Allegiance* was recited by those in attendance.

APPROVAL OF MINUTES

The minutes of the March 27, 2012 meeting was approved as presented.

BRIEF PUBLIC COMMENT – AGENDA ITEMS

None.

CORRESPONDENCE

None.

OLD BUSINESS

Public Hearing – ZOA Ordinance # 4-2013 – Agri-Tourism Ordinance

The public hearing was called to order by Chairman Stephanie Wagner-Hemminger at 7:12 pm. The meeting was turned over to Brian Wegener from Williams & Works. Brian then went over the revisions suggested at the last PC meeting. Wagner-Hemminger then pointed out the public hearing procedures that were printed on the reverse of the agenda.

Mario Palmisano 13747 N. Red Bud Trail – Inquired as to whether the definition of agri-tourism had been changed. He stated the current zoning ordinance already allows you to grow whatever product on your farm and allows for the sale of those items. The definition of agri-tourism states you need to have a special use permit. He then questioned what part of farm product retailing and sampling is not in the ordinance.

[Public hearing closed at 7:22 pm]

Wentworth disagreed with the position of having a stronger posture to enforce agri-tourism. He went on to state that the Buchanan School Farm is also a concern.

Pitz questioned the process of obtaining a permit to produce spirits.

Hageman questioned what accounts for a commercial venture and gave the example of renting a horse for the weekend and charging for the use.

Public Hearing – ZOA Ordinance # 4-2013 – Agri-Tourism Ordinance (continued)

Scarpone inquired as to what the application fee was for a special use permit. Pitz stated he doesn't want to restrict business any more than they already are. Wentworth stated the definition is too broad -- we need to start narrow and then broaden it.

Motion by Scarpone, second by Wentworth, to table the decision on the agri-tourism ordinance until the next meeting in order to allow for revamping of ordinance. Roll call vote was requested by Chair. Roll call vote showed the following: Scarpone, yes; Wentworth, yes; Pitz, yes; Hageman, yes; Wagner-Hemminger, No; Gray, No; and Dehring, No. Motion carried (4-3).

NEW BUSINESS

None.

CITIZEN COMMENTS – NON AGENDA ITEM

Mario Palmisano advised that he felt the Buchanan Township Zoning Ordinance was overbearing regarding signage allowances within the commercial zoning district. He stated he has a client who requested that he (Palmisano) construct a sign for a pizza business in the Red Bud Square and he felt that it was unfair that his client should have to pay \$900 for a \$500 sign. Kring explained the variance of size restriction process through the Zoning Board of Appeals and the zoning ordinance text amendment process through the Planning Commission. Kring advised that it should be noted that the Red Bud Square was developed under the old zoning ordinance standards.

ADJOURNMENT

There being no further business before the Board, the meeting was adjourned at 8:03 pm.

Cathy A. Ganus
Recording Secretary