

CALL TO ORDER

The regular August 28, 2013 meeting of the Buchanan Township Planning Commission was called to order by Chairman Stephanie Wagner-Hemminger at 7:02 p.m.

Members Present: Stephanie Wagner-Hemminger (Chair), Tim Gray (Vice-Chair), Janet Dehring (Secretary), Dennis Wentworth, Eric. Hageman, John Pitz.

Members Absent: Kimberly Scarpone.

Others Present: Planner Jay Kilpatrick of Williams & Works; Keith Noblett, Padnos; Township Supervisor Jane Mitchell; Ordinance Enforcement Officer Joseph Kring; Building Official Chris Fuchs; Note-Taker Tina Darnell; no members of the press.

PLEDGE OF ALLEGIANCE

The *Pledge of Allegiance* was recited by those present.

APPROVAL OF MINUTES

The minutes of the July 24, 2013 were approved as presented.

BRIEF PUBLIC COMMENT

None.

CORRESPONDENCE

None.

OLD BUSINESS

Zoning Ordinance Amendment #4-2013 – Amend and replace Chapter 11 MU-Municipal District with Chapter 11 Rural Salvage District; amend section 18.27 Junkyards to add language pertaining to salvage operations; amend section 18.02 to add language pertaining to municipal uses within the Township; and to amend section 3.03 to adopt a revised zoning map.

Planner Jay Kilpatrick of Williams & Works explained the changes that were being made with the proposed amendment. He noted that the Municipal District was a chapter that is not necessary and that section 18.27 was being expanded with additional standards.

Chair Wagner-Hemminger opened the public hearing at 7:10 p.m.

Building Inspector Chris Fuchs expressed concern regarding the stacking of bins to 60 feet. His concern was in relation to fire precautions and building codes. There was also discussion regarding setbacks and protective fencing.

The Public Hearing was closed at 7:14 p.m.

In response to a question by Pitz, Kilpatrick explained that the special use permit runs with the land. There was also further discussion regarding the maximum height of stacked materials.

Member Wentworth arrives at 7:30 p.m.

Motion by Gray, second by Hageman, to recommend to the township board that Zoning Ordinance Amendment #4-2013 be approved with the following changes: Section 11.04 A. Height - maximum height 40 feet; B. Front Yards – 40 feet in depth; Section 18.27 F. – Materials not stacked higher than 50 feet.

Motion approved 6-0.

Zoning Ordinance Amendment #5-2013 - Amend section 2.02, W. to add a definition for winery, brewery, or distillery; to amend section 4.03 to list winery, brewery, or distillery as a permitted Special Use in the AG District; and to add requirements for the use to section 18.07.

Chair Wagner-Hemminger opened the public hearing at 7:48 p.m. There were no public comments, and the public hearing was closed at 7:49 p.m.

Planner Jay Kilpatrick explained that the amendment, in addition to adding a definition for winery, brewery, or distillery, would establish wineries, breweries or distilleries as an allowable special land use in the Agriculture District and establish standards for the Planning Commission to follow in evaluating an application for such a proposed land use. Kilpatrick also noted that these businesses also have to follow State and Federal licensing procedures.

Motion by Dehring, second by Gray, to recommend to the township board that Zoning Ordinance Amendment #5-2013 be approved as presented.

Roll call vote showed the following: Gray (yes); Dehring (yes); Hageman (no); Wagner-Hemminger (yes); Wentworth (no); Pitz (yes). Motion carried (4-2).

NEW BUSINESS

None.

Buchanan Township Planning Commission
Regular Meeting
August 28, 2013

CITIZEN COMMENTS

None.

ADJOURNMENT

There being no further business before the commission, the meeting was adjourned at 8:04 p.m.

Janet Dehring
Secretary