

APPROVED

Meeting Minutes
Eveline Township Planning Commission
Special Meeting - Public Hearing
March 21, 2017

7:00 P.M.

1) Call to order: The meeting was called to order at 7:00 p.m. with the Pledge of Allegiance by Chairman Lori Parris at the Eveline Township Hall.

Attendance: Commissioners present were Phoebe Wietzke, Eric Beishlag, Kelly McGinn and Lori Parris. Prudence Kurtz was absent and excused. Also present were Planner Rick Deuell, Zoning Administrator Janet Blossom, Supervisor John Vron dran, and former Zoning Administrator Barry Wood, as well as several guests.

2) Minutes: Motion by Commissioner Wietzke, seconded by Commissioner Beishlag, to approve the February 15, 2017 minutes as presented. Motion carried unanimously.

3) Agenda: The agenda was read and approved by consensus.

4) Public Hearing for Sommerset Townhouse Project was opened by Chairman Parris at 7:04 P.M.

Mr. Fred Taylor presented the plans for the proposed development project. He pointed out improvements to the plan with regard to lighting, landscaping, parking, aesthetics, and traffic flow. He stated the townhouses would be 1400 square feet each with a maximum of 15 units with parking in the rear of the project. Market target is younger family at a cost of less than \$300,000.00. He also stated they expect the water system to be online in late May. The water supply is provided by two 8 inch wells with 40PSI, 200 feet deep. All units will be connected to the water and sewer system. He presented the Documentation of Due Care Compliance report from Jim Rossi's study regarding fly ash on the site proposed for development. Fly ash was encountered at its shallowest point of 4.5 feet below ground surface. Sommerset will notify all contractors that the fly ash exists.

John Vrondran inquired as to planned boat trailer storage.

Fred Taylor responded with the possibility of storage at the original sewer treatment location site.

Janet Blossom asked if the current building entrances will remain as they currently are and if there will be a grassy area in front of the current building.

Fred Taylor responded that is safer to maintain the area as a hard surface area marked clearly for no parking without a curb due to snowplowing concerns.

Lori Parris inquired as to the closure of the entrance from Advance Road into the General Store parking lot.

Fred Taylor responded that access would be from the alley.

Attorney Dan Barron clarified that access to the General Store Parking Lot would be from Lakeshore Road only.

Janet Blossom asked if the alley would be open to the Wilson Road.

Fred Taylor responded yes.

Janet Blossom asked if the access to the Condominium Parking Lot would be one-way from Wilson Road.

Attorney Dan Barron responded that access would be 2 way from Wilson Road.

Fred Taylor added access would be one way in the alley behind the fitness center and store, and clarified the alley would not extend to Wilson Road.

Janet Blossom inquired as to the type of material to be used for the property line fence as well as the privacy fencing between units.

Fred Taylor responded the property fencing would be powder coated steel or aluminum tubing, 3 feet in front with pickets on top with a 15 to 20 year life span.

Janet Blossom asked if the fence would be 3 feet high between the condominiums and the fitness center/store.

Attorney Dan Barron responded yes 3 feet.

Lori Parris asked the height of the privacy fence between the units.

Attorney Dan Barron responded 6 feet.

Fred Taylor added the height can be flexible for approval.

Janet Blossom asked for clarification as to front and back.

Attorney Dan Barron responded front is facing Lakeshore Road.

Fred Taylor added the fence would be 3 feet tall on Lakeshore Road side and 6 feet tall on garage side.

Lori Parris inquired if the privacy wall is to be a wall or fence.

Attorney Dan Barron responded the privacy wall will be part of the structure.

Barry Wood inquired as to the setback.

Lori Parris responded the setback is non-conforming to zoning.

Attorney Dan Barron responded rezoning occurred in April of 2010.

Flexibility was needed to make the property buildable.

Janet Blossom stated she believed the patios will be approximately 35 feet from the property line, 50 feet from centerline of Lakeshore Road.

Attorney Dan Barron stated alterations were granted based on site plan.

Eric Beishlag stated the approved plan did not specify alterations.

Janet Blossom stated the patios will be approximately 50 feet from the road center.

Fred Taylor stated the patios would be textured to appear as patio pavers with offset between units.

Attorney Dan Barron stated there would be retractable awnings on each unit to protect from morning sun.

Janet Blossom asked if the awnings are in the plan at this time.

Attorney Dan Barron stated it was discussed at the previous meeting.

Lori Parris asked for clarification of setback footage as Village Mixed Use setback is 75 feet.

John Ferguson explained site plan required variance to be buildable.

Janet Blossom stated that variance to 35 feet from road right of way was approved at an earlier meeting.

Eric Beishlag stated that they should specify alterations such as density, setbacks, and awnings.

Lori Parris added making exception to 75 foot requirement.

Attorney Dan Barron suggested a reference to density as well.

Janet Blossom suggested specifying front side as Lakeshore Road and rear side as garage side.

Janet Blossom inquired as to signage.

Fred Taylor stated signage would be on the General Store.

Janet Blossom asked as to type and height of lighting.

Fred Taylor responded the lighting will be LED in the design of a drooping sunflower 14 to 16 feet high to accommodate freight truck access.

No correspondence was received regarding this project.

Citizen thanked Mr. Taylor for what he has done for the Advance area.

Chairman Parris made a final call for any additional public comment or questions.

At 8:02 P.M. Chairman Parris closed the Public Hearing.

5) Finding of Fact: The members of the commission found the proposed development to be compliant with the master plan, to be harmonious with and improve the character of the area. The development will not be hazardous or disturbing to existing or future nearby users.

The members of the commission found the proposed development to be at least equal to or an improvement to the property in the immediate vicinity and the township as a whole. The development is and will be adequately served by essential public services and facilities. The development will not create additional public costs and will improve traffic safety in the area.

The members of the commission found the proposed development to be consistent with the intent and purposes of the zoning ordinance.

The members of the commission noted in summary, alterations to the front, back and side yard setback requirements, awnings, height restrictions for privacy side wall on patio's, density, specified front side as the side along Lakeshore Road.

6) Commissioner Beishlag made a motion to recommend approval of the proposed Sommerset Townhouse Development Project to the Eveline Township Board of Trustees. Motion was supported by Commissioner Wietzke. Motion approved.

7) Audience Comment: There were no additional comments or questions.

RECESS: Commissioner Beishlag made a motion for a short recess supported by Commissioner Parris. Motion approved at 8:16 P.M.

RECONVENED: Meeting reconvened at 8:26 P.M.

8) Review Shoreline Ordinance: Planner Deuell distributed a document entitled Draft 6, Eveline Township Zoning Ordinance, Changes to Waterfront Greenbelt Ordinance. Suggested changes indicated in red print. Discussion was held as to where/who should have site visit responsibilities. Two site visits would be required. Zoning administrator would review the site and present at the following Planning Commission meeting. Interim Zoning Administrator Wood suggested a solution may be to require before and after site photos for the planning commission. The

commission will have additional discussion after further review by members.

Planner Deuell stated the dock ordinance has been reviewed by the attorney.

9) The Planning Commission will set a public hearing date for the Green Belt Ordinance and Dock Ordinance together.

The next Planning Commission meeting will be held April 12, 2017

10) Other Issues: There were no other issues.

11) Adjournment: Commissioner Beishlag made a motion to adjourn at 8:50 p.m., supported by Commissioner McGinn. Motion approved.

Respectfully Submitted,

Sandi Whiteford, Acting Secretary.
Eveline Township Clerk