

**LAND USE PLAN MEETING MINUTES
FEBRUARY 10, 2009**

Mrs. Ahern convened the Land Use Plan Committee meeting at 6:00 p.m. Present were Nancy Roesner, Craig Graf, Gary Rickle, Sue Schultz, Jim Rogers, Helen Humphrys, Jane Scott, Walter Benson, Jim Phelps, Colleen Ahern, Peggy Spraggins and Matt Springer.

Guests present included: Jerry Panzner.

Mrs. Spraggins asked if a couple members from the Steering Committee would be willing to meet with staff to address the zoning classifications discussed at the January 29, 2009 meeting.

Mrs. Scott and Mr. Phelps said they would be willing to meet with staff and go over the zoning classifications before the next meeting.

Mrs. Ahern presented the edited Goals, Policies and Initiatives as they relate to the topics of "Residential".

Mrs. Ahern presented various changes which included:

Residential

A. Keep rural character in undeveloped areas of the township.

- 1) Apply conservation/open space development and low impact design principles to all new developments.
- 2) Preserve views of the rural landscapes by locating homes out of the sight lines of existing roads.
- 3) Use buffers between single-family detached housing and commercial development.
- 4) Identify environmentally sensitive areas and farmland sending areas and development receiving areas for potential Transfer of Development Rights.
 - a) Use Purchase/Transfer of Development Rights (PDR/TDR) to assign development credits, which can be bought or sold to shift density from environmentally sensitive areas and farmland in the rural agricultural and Wolf Creek/Copley Bog areas to areas more suitable for development, i.e. the northern area of Copley Township, eastern section of Copley Township and commercial areas (see 2 different TDR options attached).
- 5) Reduce densities based on environmental capacities.
- 6) Study amendments to the zoning resolution to make conservation development the permitted use and traditional development a conditional use.

B. Reduce adverse impacts of development on the community, with regard to;

- a) The cost of government services,
 - b) Any impact on schools,
 - c) Any impact on the environment,
 - d) Increasing the potential for flooding,
 - e) Ground water quality and quantity.
- 1) Encourage conservation development and low impact design principles to all new developments.

- 2) Work with the township government and school board to assess service constraints and impact fees.
- 3) Minimize storm water runoff impacts and maintain natural hydrologic function.

- 4) Minimize land disturbance including clearing and grading.
- 5) Minimize soil compaction, managed turf and landscapes.
- 6) Evaluate government services and infrastructure in order to define needs and capacity restraints.
- 7) Revise zoning to make conservation development the permitted use and traditional development a conditional use.
- 8) Review minimum lot size requirements and consider movement toward overall maximum development.
- 9) Consider an effective net density formula to determine the number of units for Copley Township.
- 10) Encourage natural landscapes in all new development.
- 11) Encourage the use of vegetated open channel storm water conveyance instead of pipes, culverts, and catch basins.
- 12) Encourage more frequent natural drainage structure versus large engineered storm basins.
- 13) Ensure that development commitments are secured through legal and financial guarantees such as bonds.
- 14) Encourage both active (playing fields) and passive (parks, trails, etc...) open space.

C. Preserve housing diversity and mixed-use developments.

- 1) Encourage senior housing.
- 2) Encourage mixed use residential.

The Committee agreed to continue the discussion on Residential districts at the next meeting.

With no further discussion, the meeting was adjourned at 8:25 pm.

The Land Use Plan Committee will hold its next meeting on Monday, February 23, 2009 at 6:00 pm at Town Hall.