

Chairperson Colleen Ahern convened the Zoning Commission meeting at 6:10 p.m. Present were Ernest Stein, Bill Frye, Mark Wasick, Colleen Ahern, Paul Wilkerson and Patrick Craig. Ahern introduced Jane Scott as a new alternate to the Commission. Lori Salser, Zoning Inspector, was present.

The minutes of March 7th were approved as read.

COMPREHENSIVE LAND USE PLAN: Salser stated that the Comp Plan needs to be updated. The Comp Plan took three years from the beginning until the Board of Trustees adopted it. Salser stated that it was very stressful period of time. No consultants were hired. Citizens who asked to be appointed did all the work. The Plan was a huge undertaking. Salser stated that in the beginning they were meeting once a month and as the Plan moved along they were meeting weekly. The Plan was put together to strengthen our Zoning Code and Map. Salser stated that she felt a consultant should be hired.

Wilkerson stated that the volume of work was tremendous. We spent so much of our free time (evenings and weekends) working and gathering information. The Plan is important and many times when an application comes through the Zoning Commission, the Comp Plan was referred to many times. Wilkerson fully endorsed hiring an experienced consultant. We need someone who can see beyond our borders.

Salser stated that the Zoning Commission might want to work on the Comp Plan in regards to how it is revised. This is not a practical condition. We do not want to go down the same path that we went down the last time. There are at least two of us here that remember the bad ideas and the pitfalls verses the things that turned out very good. We do not want to make the same mistakes. You cannot just turn a group of people loose. Further down the road when Township Legal Counsel got involved, there were legal issues and we were told we couldn't do certain things, that we felt we could.

Section 8, the review process: Ahern asked if we need to ask the Township Trustees to appoint a Plan Review Committee.

Salser stated that she would come to the Zoning Commission if a text amendment were being made to the Zoning Resolution. Salser stated that's why she is starting with the Zoning Commission.

Ahern stated that Salser wanted the Zoning Commission to be the Review Committee by virtue of a cover letter asking for a consultant to work on the Comprehensive Land Use Plan.

Salser stated that if we approached the Board of Trustees saying that we want to start updating the Comp Plan but there are some modifications that need to be made to the Plan before we can even get started.

Ahern stated that the Zoning Commission needs to issue a letter to the Board of Trustees expressing their desire to review the Comp Plan ourselves and recommend that we

change the objective to Policy #1 regarding the review of the Plan at intervals not to exceed five years and also change three members (delete) of the initial group for the update.

Ahern stated that Policy #1 should be deleted, as well as, Point #2.

The Zoning Commission would like a joint meeting with the Board of Trustees and the Board of Zoning Appeals.

The Zoning Department will draft a letter for the Board of Trustees for the Zoning Commission to sign.

Ahern stated that we will request that the Zoning Commission be the Review Committee for the Comp Plan and are all in agreement that we would like to re-write Points 1 & 2 of Objective 2, Policy 1 as stated in the Comp Plan.

Ahern stated that she would like to have a work session (garage and accessory buildings) for the next meeting. Salser asked that everyone write the meeting down since the Assistant Zoning Inspector will be on vacation. Ahern stated that she would e-mail all of the members of the May meeting.

A resident stated that he was thinking about building a garage on his property and just wondered about the general direction that the Zoning Commission was leaning.

Ahern stated that they are in the discussion stage in order to reduce the number of variances that are going before the Board of Zoning Appeals.

FLOW CHARTS: The Zoning Inspector gave copies of flow charts to the Zoning Commission on zoning processes.

DAY CARE: At the Zoning Commission meeting on March 7th the Zoning Commission requested C. Fred Parshall to attend this meeting. Mr. Parshall called the Zoning Department and stated that they were no longer interested in building a day care center in an I-1 District and that he would not be attending tonight's meeting.

With no further business to come before the Zoning Commission, the meeting was adjourned at 7:15 p.m.

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Colleen Ahern, Chairperson Sue Schultz, Secretary

