

**Hamilton Township
Planning Commission
Minutes of 4-9-2019**

Call to Order at 6:00 PM by Melanie Conway for the Public Hearing for rezoning Sections 32 & 33 and the Pledge of Allegiance was recited.

Roll Call:

Present: Melanie Conway, Rick LaBoda, Mike Conway, Marsha McKee and Linda Barkell

Absent: none

Guests: 7

Staff Present: Mark Janeczko BEO and Zoning Administrator

Approval of the Public Hearing agenda: Motion by Mike Conway and 2nd by LaBoda to approve the agenda as written. All in favor, M/C.

Melanie Conway explained the reason for rezoning Sections 32 & 33 to all present. This rezone was to change the Birch Hills Sportsman's Club setbacks to the covenant. **Board discussion:** Mike Conway discussed the setback changes and that the PC was advised that owners were all deeded access to the common area. All owners present agreed. There were 5 E mails received. Four had questions that were answered prior to the meeting and 1 E mail was from Todd Rachel stating he was in favor of the rezoning. Copies of all e mails are in the minute's cabinet. **Comments from the audience:** Charles Pardue stated he was not in favor nor against it but had concerns. He is concerned that people will impede on the back-property lines. He wanted to know if Mr. Whisler represented himself or the Birch Hills Sportsman's Club. PC advised him he represented the Club. After further discussion Mr. Pardue stated he would like to see the R 1 zoning kept as is and not changed. Ron Vasich who lives next door to Mr. Pardue was equally concerned about changing the rear set back and would like to leave the zoning as is. Mark Janeczko explained the flow of Zoning Permits in Birch Hills and after discussion a motion was made by Mike Conway and 2nd by McKee to table the rezoning. Melanie Conway will be attending the meeting on 5-4-2019 for the Birch Hills Sportsman's Club and after that we will revisit the rezoning. Motion by Mike Conway and 2nd by LaBoda to adjourn at 6:25 PM. All in favor, M/C.

At 6:30 PM we then opened the regular Planning Commission meeting.

Approval of the Agenda: Motion by LaBoda and 2nd by McKee to accept the minutes as written. All in Favor. M/C.

Approval of the Minutes: Barkell read the minutes of 3-12-2019 to all present. Motion by LaBoda and 2nd by McKee to approve the minutes as written with no corrections. All in favor, M/C.

Public Comments: Dan Bulmer advised that Oak Wilt season is upon us and trees should not be cut from 4-15-2019 until 7-15-2019.

Zoning Administrator Report: given at the Township Board meeting on 4-4-2019 of the Zoning Ordinance. A hard copy of the report is in the minute's cabinet.

New Business: We reviewed and discussed Article's 10, 11, 12, 13 & 14 of the Zoning Ordinance.

LaBoda questioned a section in Article 10.2 regarding signs. After further discussion, we will not be updating any of the reviewed Articles.

Unfinished Business: Solar Ordinance: Melanie prepared a draft Solar Ordinance and she read it to all present. There are a few changes and we are to reread and review this for the next meeting and have any further changes ready for a final draft.

Next Regular Meeting: Tuesday, May 14, 2019 at 6:30 PM.

Have Articles 15, 16, 17,18, 19, & 20 reviewed and ready to discuss for updates, if any.

Adjourn: Motion by Mike Conway and 2nd by LaBoda to adjourn at 7:15 PM.

Linda Barkell Secretary.