

**Hamilton Township
Planning Commission
Minutes for June 11, 2019**

Call to Order by Melanie Conway at 6:32 PM and the Pledge of Allegiance was recited.

Roll Call Attendance:

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

Absent: none

Guests: 3

Staff Present: Mark Janeczko, BEO & Zoning Administrator

Approval of the Agenda: Agenda for the June 11, 2019 meeting was reviewed by all and motion by Laboda and 2nd by Mike Conway to approve the agenda as written. All in favor, M/C.

Approval of the Minutes: Barkell read the minutes of 5-14-2019 to all present. Motion by Mike Conway and 2nd by McKee to accept the minutes as written. All in favor, M/C.

Public Comments: Mr. Leach on Ruby St was present to continue to resolve the variance situation. Janeczko gave Mr. Leach some information and asked him to submit a site plan with front, side and rear setbacks in regard to building a deck. Mike Conway stated he drove 1 & 3/10ths of a mile on Springwood Lake Rd with Frank on 5-15-2019. He followed an Elmer's Concrete truck and noted that the dust was not as bad as implied.

Zoning Administrators report: Hard copy of report in the minutes cabinet as it was given at the Hamilton Township Board Meeting on 6-6-2019.

New Business: Mark Janeczko advised he has issued the Zoning Permits for the construction of a Dollar General Store to be located on Townline Lake Rd in Dodge City. He also provided copies of the site plan to all members of the Planning Commission and gave a presentation on the site plan. There will be a copy of the site plan in the minute's cabinet for June 2019. It was determined that the proposed store is within the Commercial Zoned District, Isolations (front, side (each) and rear) are in compliance with our Zoning Ordinance, number of parking spaces is in compliance with our Zoning Ordinance, Retention area for water run-off is in compliance with our Zoning Ordinance and Landscaping is in compliance with our Zoning Ordinance. Planning Commission requested that the proposed privacy fence be mandatory for bordering residents. Also, we would like more information regarding outdoor lighting (for residents on all sides of the store) to keep in compliance with Section 10.3 C. Also, we would like the sign measurements. Mark advised the Clare County Health Dept has issued permits for water and sewage. **By-Laws:** a copy of the Hamilton Township PC By-Laws was provided to all members. **Code of Conduct:** all members provided a copy and they are signed and in the minute's cabinet. A guideline for **Conflict of Interest** was provided to all members. We then finished review of the Zoning Ordinance, Sections 20, 21 & 22. **Article 20** is Reserved for future use. Section 21 discussed and there are 3 updates. They are: Section 21: **Section 21.6 A. adding 9.** To read "A dwelling shall incorporate exterior materials commonly employed by the construction industry and which shall withstand local wind and other weather conditions, and which shall not be subject to rust, rot, or other degradation. In no case shall the exterior of an accessory building

consist of cloth or other similar fabric, exposed wood, exposed plywood, exposed particle board, or wood scraps. No exterior surfaces shall be comprised of insulation or other materials not designed for and commonly considered as an exterior surface by the construction industry”

21.8 H a. will now read “An accessory building or structure shall meet the Building Code.”

Section 21.15 A 9. Adding “slab wood”

Section 22 no changes.

Old Business: Birch Hills Sportsman’s Club has been rezoned to a R 1 A district. **Solar Ordinance:** A few last updates have been completed and we will review at the next PC meeting.

We will be reviewing the Master Plan next month

Next PC meeting is on Tuesday, July 9, 2019 at 6:30 PM.

Motion by Mike Conway and 2nd by McKee at adjourn at 7:55 PM. All in favor, M/C.

Linda Barkell Secretary