

A legally advertised meeting of the Denton Township Planning Commission was called to order in the Denton Township Hall by Chair Kim Akin at 10:00 a.m.

Commissioners in attendance: Chair Akin, Vice Chair Fred Chidester, Carol Asher, Joyce Golden, Morry McLain and Jim Braid.  
Commissioners not in attendance: Paul Tiepel.  
Others present: Joe Carpenter of JC Construction.

Motion by Chidester supported by Braid to approve the agenda as presented.  
Ayes 6 Nays 0 Absent 1 Motion Carried.

Motion by Braid supported by Chidester to approve the minutes of the Regular Planning Commission meeting held May 8, 2018 as presented.  
Ayes 6 Nays 0 Absent 1 Motion Carried.

**Case #2018-004PC.**

Joe Carpenter of JC Construction requested preliminary approval for a garage condominium project on property located on W. West Branch Rd (#72-003-012-012-0080). The conceptual planned unit development (PUD) was discussed length, detailing the proposed split from 10 acres to two 5-acre parcels. The proposed site condo will be on the front 5-acre parcel. The back 5-acre parcel will be retained by the applicant. There is a 40'x 60' commercial building proposed on that parcel. Further discussion on:

- Utilities must be underground and easements provided.
- All setbacks must be met on proposed buildings.
- A property owners association, master deed, and survey must be provided at final approval meeting with this Board.
- All local, state and federal agencies must be in approval and permits secured.
- Proposed signage if any must meet Denton Township Sign Ordinance.
- If conceptual plan is approved with conditions, the applicant will come back for the final approval & re-zoning.

**Motion by Braid supported by Golden to approve the conceptual plan for Joe Carpenter/JC Construction for preliminary site plan approval for a garage condominium project on property located on W. West Branch Rd (#72-003-012-012-0080), as presented.**  
Ayes 6 Nays 0 Absent 1 Motion Carried.

**Motion by Asher supported by Braid to allow a 40'x 60' building on the rear property, after property split is approved.**  
Ayes 6 Nays 0 Absent 1 Motion Carried.

**Motion by Braid supported by Golden to adjourn the regularly scheduled Denton Township Planning Commission meeting at 10:25 a.m.**  
Ayes 6 Nays 0 Absent 1 Motion Carried.

Respectfully submitted,

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Carol A. Asher, Commissioner Member/Acting Secretary