
2020 Zoning Ordinance Amendments Discussed.

Planning Commission-Election of Officers

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

Commissioners in attendance: Chair Chidester, Carol Asher, Joyce Golden and Tina Seegraves.

Commissioners not in attendance: None.

Others present: Joe Carpenter, Zoning Administrator Rachael Barnes and Secretary Theresa Wagner.

Motion by Asher supported by Golden to approve the agenda as presented.

Ayes 4 Nays 0 Motion Carried.

Motion by Asher supported by Golden to approve the minutes of the Regular Planning Commission meeting held November 26, 2019 as presented.

Ayes 4 Nays 0 Motion Carried.

Case #2020-001PC – Site Plan and Special Use Permit.

Chair Chidester stated Joe Carpenter was requesting Site Plan approval and a Special Use Permit for a contractor's establishment for countertops on his vacant 5-acre parcel (72-003-012-012-0500), located on W. West Branch Rd. Mr. Carpenter stated it will be cutting custom sized granite, quartz and marble countertops. There will be a small showroom in the new building, but primarily product ordering will be done online and will be delivered and installed on the job site. He also added he would have only 4 or 5 employees. There will be no signage.

Discussion followed on parking location and dumpster. It was agreed that parking would be best along the south side lot line. A dumpster will be placed on the north side of the building and out of view.

Mr. Carpenter stated he would like to change the south setback on the proposed plan from 20 ft. to 25 ft. for the septic field. The Board concurred.

Chair Chidester asked for comments from the floor for or against the request. There were none.

The meeting closed to the floor at 10:15 a.m.

Chairman Chidester asked for comments from the Board.

The Board agreed the request met all requirements needed and they had no objections to the request.

After discussion,

Motion by Asher supported by Golden to approve the request of Joe Carpenter for a Special Use Permit to allow him to have a contractor's establishment for countertops, as requested, on the property located on W. West Branch Rd., Property #72-003-012-012-0500.

Seegraves-aye, Golden-aye, Chidester-aye, Asher-aye. Motion Carried.

Motion by Asher supported by Seegraves to approve the request of Joe Carpenter for Site Plan approval to build a 68'x 54' contractors' establishment with a small showroom on parcel #72-003-012-012-0500, vacant 5-acres on W. West Branch Rd provided all of the following stipulations are adhered to:

- 1. Parking will be designated along the south side lot line (refer to site plan).***
- 2. Dumpster will be designated to the north side of building, out of view of the road.***
- 3. Amendment to provided site plan for a south side lot line setback of 25 ft.***
- 4. If ever there is a request for expansion on the building, Mr. Carpenter will need to come before the Planning Commission for approval.***
- 5. All local, state and federal laws are adhered to.***

Asher-aye, Chidester-aye, Golden-aye, Seegraves-aye. Motion Carried.

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Zoning Administrator Barnes updated the Commissioners on the amendments to the Zoning Ordinance. The complete Zoning Ordinance was emailed to all Board members, and the newest amendments were given out at this meeting. Discussion followed. On February 11,

2020 there will be a Public Hearing on these amendments. The Planning commission will give a recommendation to the Township Board for approval with or without changes.

Planning Commission Election of Officers.

Chair Chidester stated he would like to step down as Chairman of the Planning Commission because of future travel conflicts.

Motion by Asher supported by Golden to appoint Tina Seegraves as Planning Commission Chair beginning February 11, 2020.

Ayes 4 Nays 0 Motion Carried.

Motion by Asher supported by Golden to appoint Fred Chidester as Planning Commission Vice-Chair beginning February 11, 2020.

Ayes 4 Nays 0 Motion Carried.

Motion by Asher supported by Seegraves to appoint Joyce Golden as Planning Commission Secretary beginning February 11, 2020.

Ayes 4 Nays 0 Motion Carried.

There being no further business,

Motion by Golden supported by Asher to adjourn the regularly scheduled Denton Township Planning Commission meeting at 10:40 a.m.

Ayes 4 Nays 0 Motion Carried.

Respectfully submitted,

Theresa M. Wagner, Secretary