TOWNSHIP BOARD
PLANNING COMMISSION
ZBA

JOINT MEETING

FEBRUARY 18, 1997

The quarterly meeting of the Township Board, Planning Commission and Zoning Board of Appeals was held at the Township Hall. The meeting was called to order by Supervisor Fleckenstein at 7:00 p.m.

TOWNSHIP BOARD PRESENT: R. Fleckenstein, D. Bushouse, E. Branch, F. Johnson, L. Brown

ZONING BOARD PRESENT: T. Corakis, W. Dennie - Chr, L. Meeuwse, M. Loy

ZONING BOARD OF APPEALS: T. Brodasky, B. Dylhoff - Chr

1996 PLANNING COMMISSION YEAR-END REPORT

A review of the Planning Commission's activity for 1996 was provided. They conducted 29 meetings and processed 33 requests, including:

3 - Rezonings
4 - Subdivision Reviews
17 - Special Exception Uses
2 - Site Condo Reviews
7 - Text Amendments

PLANNING COMMISSION WORK SCHEDULE

Wilfred Dennie, Chairman of the Planning Commission, reviewed their 1997 Work Plan , which included:

- Neighborhood Commerical District
- Village Commercial District
- West Main Corridor/Overlay Zone (Mall area)
- Access Management Plan revisions

FOCUS AREA SUMMARY REPORT

In 1993, when our Master Land Use Plan was adopted, there were 5 areas identified for more extensive study. All 5 Focus Areas had been completed and a review of the 3 year process was was provided.

HISTORIC BUILDINGS SURVEY

Clerk Branch reported that Pam O'Connor has been working with volunteers, using the property assessment files, to survey the age of buildings in the township. They are about 1/3 completed and expect at least another 2 to 3 months to complete the survey. The old buildings will be identitied on section maps usings color codes.

Upon completion of the survey, the Township Board will have a fairly accurate record of our historic buildings. The decison can then be made as to the need for a process to help protect these structures.

ZBA ACTIVITY

Brian Dylhoff, chairman of the ZBA, questioned why parking variances have to be given if the applicant reserves greenspace for future parking, if needed. There was general discussion about this and other items, i.e., sign variances and the need for better communication, in some cases, between the township and applicants.

There was no further business. The meeting adjourned at 8:10 p.m.

Elaine J. Branch
ELAINE J. BRANCH, CMC
TOWNSHIP CLERK

Attested: RON FLECKENSTEIN
SUPERVISOR