



Planning Commission Minutes

July 23<sup>rd</sup>, 2024

7:00 pm

1. Meeting called to order by Matt Koppell at 7:01 pm
2. Pledge of Allegiance recited
3. Roll Call: Caleb Coulter – present, Eli Poulin – present, David Sill – present, Jim Prince – present, Sean Carey – present, Cindy Rapes – present, Pete Kurzer – present, Matt Koppell – present.
4. Public Comments – None
5. Motion made by Jim Prince to approve addended agenda to include New Business C. shooting/shooting ranges, supported by Sean Carey. Discussion followed; motion carried.
- 6A. David Sill made a motion to approve Planning Commission minutes from 04/16/2024, supported by Jim Prince, discussion followed; motion carried.
- 6B. Motion made by Cindy Rapes to approve Planning Commission minutes from 05/14/2024, supported by Caleb Coulter, discussion followed; motion carried.
- 7A. Draft of Future Land Use Map; review and discussion of draft of map showing Future Land Use, discussion between Planning Commission and McKenna Group representative. Zoning is not changed if the drafted map is approved, this map is just used as a guide to what may be appropriate in the future.
- 7B. Draft Future Land Use Map Categories; An hour was spent discussing the drafted map, Planning Commission would like to see the area east of Oceana Dr. between Grant Rd and M20 be returned to Agricultural instead of the proposed Low Density Residential A, along with the area between Woodrow Rd and Baseline Rd east of Oceana Dr. When rezoning requests are made by potential developers the Future Land Use Map would be referred to, this map is used as a tool/guide to help the Planning Commission and Township make decisions proposed by Prospective Developers.
- 7C. Planning Commission discussed Shooting Ranges/Shooting of firearm on private property near public spaces.
- 8A. Summary of Community Survey Responses, no discussion took place.
- 8B. Master Plan Goals, no discussion took place.
- 8C. Clarify Cell Tower Ordinance, Chapter 11-26 paragraph 5 currently reads “The tower base shall be setback from all lot lines a minimum distance equal to one-half (1/2) the height of the tower.” Turned over to Danielle with McKenna Group to help clarify. (Needs to somehow state placement of cell tower must be set back one half the height of the tower from Property lines controlled by cell tower company.)
9. Planning Commission Comments: None
10. Public Comments: None
11. Motion to adjourn meeting made by Sean Carey, supported by Pete Kurzer, all in favor, motion carried. Meeting adjourned at 9:00 pm.

Respectfully submitted,

Beth Schultz,  
Recording Secretary