

**Zoning Commission**  
**Work Session Meeting**  
**November 1, 2012**  
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Ch. Kamps called the meeting to order at 6:00 p.m.

Roll Found: Kamps, Siarkowski, Walrath, Powell, Spellman, Kman and Nehrenz present. Also present were Ms. Susan Hirsch, Trustee Schulte, Trustee Sambor, Trustee Catherwood and Administrative and Zoning Office Manager Peterlin.

Ch. Kamps noted that he would like to deviate from the agenda and pick up with comments from Mr. Thorne in Section 610. He feels this will also help address the review comments from Robert Henwood.

Ch. Kamps noted they would start with Section 610.7.B.1 regarding the 100 acres for conservation development. Ch. Kamps noted that the regulations have always read 100 acres and feels it should remain as 100 acres. This item was discussed previously also. In reviewing it with the board, some board members are for lowering the acreage and some are against lowering the acreage. After further discussion, it was agreed to leave it at 100 acres.

Section 610.7.B.2.b, Ms. Hirsch asked what the intent of this section was, and questioned that if a person doesn't develop the land, if they are penalized? Trustee Catherwood stated that they are not as the current code is written to prevent the developer from utilizing additional land for anything over 50% per 610.7.C.1. After discussion, it was agreed to keep this section as written.

Mr. Nehrenz was discussed that Section 610.7.B.2 should be broken into two paragraphs to help it read better. The first paragraph should end at "...one-half (0.5) dwelling unit per acre." It was agreed to make this revision.

Section 610.7.C.4 and the proposed change of revising "to the maximum extent possible" to "unless physically impossible." It was suggested to change it to "where practical" or to end the sentence at parcels. After discussion, it was agreed that leaving it as originally written "to the maximum extent possible."

Section 610.7.D.6. It was discussed to add that the property will be turned over to the HOA after 75% of the lots are sold, i.e. the developer have to keep control until at least 75% of the lots are sold. Ms. Hirsch noted that she will make the revisions and send to Ms. Peterlin. All parties agreed on this.

Section 610.D.5. It was noted that Ms. Hirsch will add wording for this revision.

Section 610.7.E.8.b, it was discussed to change the wording of this sentence to "Street alignments need not only to be efficient for traffic flow, but also should..." All parties agreed to this revision.

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Section 610.7.E.9 regarding guest parking and if it is needed. It was discussed and agreed upon that a section for guest parking is not needed.

Section 610.7.G. The first item is in paragraph 2 – the last sentence should read “...impairment of the intent of this Resolution.” The second item discussed is in paragraph 3 and if the Township Trustees should remain in this paragraph. It was discussed that if the trustees do not have approval of the plans, then this item should be removed from this paragraph. After a long discussion, it was agreed to remove this wording with the understanding it will be a common courtesy will be given to the trustees to participate in the plan development review.

Section 610.7.H.9 & 10. These items were noted that they should be removed and installed in the general regulations.

Section 610.8.A.2. The word plan was added. There were no issues with this addition.

Section 610.8.A.4. Ms. Hirsch noted that she will include wording for this section and send to the Board.

Section 610.8.A.5. The added wording required is acceptable. It was discussed to add common area for the sentence to read “...open space and common area required...” All parties agreed on this wording.

Section 610.8.D and E. It was discussed to change the wording “public hearing” to “public meeting.” All parties agreed to this revision.

Section 610.8.G it was asked if it should be added that work can start under the general development plan. It was discussed that this is not needed to be added.

This completes section 610.

Ch. Kamps noted to move to Section 10 Signs. After looking at the section, it was agreed that this section and Mr. Thorne’s have already been reviewed.

It was agreed to move to Rob Henwoods Memorandum and his comments and review those comments.

Section 400.4.F – it was agreed the width needs to be consistent. The actual width will be discussed at the December worksession.

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Section 400.5.F – This revision was made previously.

Section 510.2 – This revision was made previously.

Section 610.2.C.1 and C.4 – These items were previously reviewed and discussed. The board agreed to leave the sections as written.

Section 610.E.1.g – it was agreed to change this sentence to “...tend to adversely affect adjacent properties...”

Section 610.4.A – This item was previously discussed and is acceptable as written.

Section 610.4.L.3.a – This item was previously discussed and is acceptable as written.

Section 610.6.A.2.c - This item was previously discussed and is acceptable as written.

Section 610.7.A – It was agreed to make the revision as noted and have the sentence “...and retaining the property owner’s ability to develop the number of residential units that are permitted under...”

Section 610.7.3 and 4 – These items were previously discussed and is acceptable as written.

Section 610.7.B.1 – This item was previously discussed and is acceptable as written.

Section 610.7.B.2.b – This item was previously discussed and is acceptable as written.

Section 610.7.D.5 – It was agreed that this wording should be added as discussed.

Section 610.7.D.6 – It was agreed that this wording should be added as discussed.

Section 610.7.E.2 – This item will need to be reviewed with legal counsel.

Section 610.7.E.8.f – It was noted that engineering code for the county covers private streets and if the township wants the roads to be built to private regulations, change it to read as such. After discussion, it was agreed to change public streets to private streets.

Section 610.7.E.9 – It was agreed that a section for guest parking is not required.

Section 610.7.G – This item was previously discussed and is acceptable as written.

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Section 610.8.A.1.b – It was agreed to change 5’ to 2’.

Section 610.8.A.1.c – This item was previously discussed and is acceptable as written.

Section 610.8.A.1.e – It is agreed that this should be revised as noted.

Section 610.F.4 – It is agreed that work can begin at that time but nothing is needed to be changed in the Hinckley regulations.

Section 620.2.B.1 – This item was previously discussed and is acceptable as written.

Section 620.2.B.3 – This item was previously discussed and is acceptable as written.

Section 620.2.C.3 – Mr. Walrath asked if a garden shed was an accessory building and if it was needed to be added specifically. It was agreed that a garden shed is not specifically needed to be added. It was noted that this section should mirror the R-1 section also.

Section 620.6.A.2 – This item was previously discussed and is acceptable as written.

Section 640.5.B – Ch. Kamps noted that this setback can be reduced, but the developments have been built to this specification currently. After discussion, it was agreed to leave it as written.

Section 720.B.2 – The word plot plan should be removed.

Section 730.G – It was noted that the BZA can add conditions that are deemed necessary without the ZC including a list. This item will need to be reviewed further at a future meeting.

Section 750.B.4 – All parties agreed on the comment. This section will be removed.

Section 1003.C – This item was previously discussed and is acceptable as written.

Section 1003.I.1.d – This item will need to be reviewed and discussed further at a future meeting.

Section 1003.I.2.b – This item was previously discussed and is acceptable as written.

Section 1003.K.2 – This item was previously discussed and is acceptable as written.

Sign Definition – This item was previously discussed and is acceptable as written.

Review of Rob Henwood’s comments are completed.

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Ch. Kamps noted he wanted to thank Ms. Susan Hirsch for all of her hard work in developing/revising the regulations. Ms. Hirsch noted that she will try and help and revise as much as she can via email exchanges.

Ch. Kamps noted that the next meeting will be held on December 6, 2012 at 7:00pm.

Meeting was adjourned at 8:23 p.m.

Todd Gienger, Recording Secretary

Minutes Approved: \_\_\_\_\_, 2012

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Jim Kamps, Chairman

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Karen Siarkowski, Vice Chairman

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Terry Walrath, Member

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Calvin Powell, Member

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William Spellman, Member

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Mel Kman, Alternate Member

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John Nehrenz, Alternate Member