

Pleasanton Township Planning Committee Special Meeting

Minutes

DATE: 4/14/2022 6:00 p.m.

LOCATION: Pleasanton Township Hall

Representatives:

X	Bob Peterson - Chair	X	Ed Monk
X	Rochelle Rollenhagen – Vice Chair	X	Kathy Runyon
		X	Brenda Monk – Township Board Rep / Secretary
X	Carol Merrill – Township Supervisor		
	Guests:	X	Josh Mills, Zoning Administrator

X = Present A = Absent

Public Present: Cindy Rutger

Topics Discussed	Discussion/Decision	Action/Responsible Party
<i>Meeting called to order. Pledge of Allegiance</i>		
<i>Roll call</i>	Present: Peterson, Rollenhagen, E. Monk, Runyon, B. Monk	
<i>Agenda Approval</i>	Agenda presented for Special meeting: <ul style="list-style-type: none"> • Taco Truck Special Use Permit • Family Dollar Special Use Permit • Non-Conforming Lot Ordinance • Lighting Ordinance 	
	<i>Aguilar Taco Truck – Special Use permit -</i> Mills noted that this is a request to go from a Food Truck to a permanent building at the same site. Recommendation by Mills that a new special use permit be requested as this is a permanent structure vs portable. Other agencies that would be involved include the Health Department and Road Commission.	<i>Planning Commission agreed that new special use permit is needed.</i>
	<i>Dollar General – Special Use Permit –</i> Mills noted that the request is for a variance on the number of parking spaces required be reduced. Additionally Mills noted that a topographical study was done, and they will be revising their site plan. Items discussed: <ul style="list-style-type: none"> • Loading and Unloading access – it was noted that when looking at other similar business, they have loading and unloading being done at the front or side of building, utilizing parking spaces, not necessarily using the noted loading dock area. How will this be followed? • Landscape – in prior requests in the township we have requested landscaping i.e., grass, trees on the front area. Can this also be requested of this business. • Group will be involved in site plan review 	<i>Monk will keep a running list of questions from Planning Commission to discuss when updated site plan/documentation is received by Mills.</i>

	<ul style="list-style-type: none"> Once additional information is received/updated Mills will be scheduling a variance meeting. 	
	<p><i>Non-Conforming Lot Ordinance – Section 8007</i></p> <p>Mills noted that this is more of an issue on LS-1 zones than the rest of the township. Lots are non-conforming and do not meet the standard setbacks. When structures are rebuilt, they are in the same footprint and in some cases very little improvement in setback compliance.</p> <p>Ideas discussed:</p> <ul style="list-style-type: none"> Remove section of ordinance and have all requests go through ZBA process. Have 10-foot separation of any structure. Have 5-foot setback. Front setback the average of the two neighbors on either side or property, if no structure on either side, then average of improved/developed parcels on either side for the average. 80% compliance of setback requirements. 20% compliance of setback requirements. 	<p><i>Mills will provide commission with draft language for change based upon discussion.</i></p>
	<p><i>Lighting Ordinance – Section 1004.6</i></p> <p>Commission discussed Lighting Ordinance. Current Ordinance reads as follows: “No direct light source, which is not defused or shaded shall be permitted which is visible from any property or from any public street, road or highway. “</p> <p>Mills noted that on use permits he is noting downward shaded for any new outside light source.</p> <p>Email dated 4/12/2022 from Linda and Fred Schankin read to group by B. Monk, as well as copy given to commission.</p>	<p><i>Motion by B. Monk, second by E. Monk to amend ordinance to: “No direct light source, which is not diffused or shaded shall be permitted.” All in favor, motion carried.</i></p>
Public Comment	<p>Rutger noted lights provide security for residence coming and going as well as in walking pets at night. Little or no light invites intruders; people who are not guests. Lights are turned on to greet guests.</p> <p>Lights facilitate neighborly oversight/ watchfulness and awareness.</p>	
Board Comment	None	
Adjournment	Meeting Adjourned at 7:30 p.m.	