

Parkman Township Zoning Commission

Minutes

January 26, 2016

Zoning Commission Members Present: Carlos Nieves, Scott Villers, Jerry Jacobs, Leonard Hall, Debbie Wilson and Jan Helt (Secretary)

Member not Present: James Vaughn

Others Present: Jon Ferguson

The meeting was called to order at 7:00 P.M. by Carlos Nieves.

Approval of Minutes:

A motion was made by Scott Villers and second by Carlos Nieves to approve the minutes for September 22, 2015. The motion carried unanimously.

Carlos Nieves stated we need to elect a chairperson and a co-chair for the Zoning Commission. Carlos stated he is unable to do it this year. Carlos nominated Scott Villers and he declined the nomination. Carlos asked if anyone else was interested and Debbie, and Jerry said no. Carlos Nieves nominated Leonard Hall after some discussion Leonard Hall accepted the nomination. Carlos motioned to elect Leonard Hall and Jerry Jacobs seconded the motion passed unanimously. Carlos Nieves motioned Scott Villers as co-chair, Scott accepted and the motion passed unanimously.

Jerry Jacobs asked what the board thought about tiny homes or micro homes. Basically it is a glorified camper, portable structure on wheels. It would be considered a mobile home, recreational. Would this be something covered in our zoning. It is the new trend at this time. It would have to be on a permanent foundation and meet all of our zoning codes, minimum square footage etc. Section IV (402.7) in our zoning book. Our minimum square footage is 1,000 square feet and 600 square feet for each floor if you are building up. They are tiny spaces not for everyone.

We discussed the fact that Notre dame is building a senior high rise and individual homes for seniors also. Munson Township has an institutional District in there zoning to allow for this. We have nothing in our zoning book but, do we want anything. Jerry J. stated that ND already have a nursing home on their property. Jerry J stated that there must a certain amount of open space or land to naturel development. Jan H said that John Spelich has some paperwork he received from a Zoning Inspectors meeting in Munson on this type of housing. He will present it to ZC at a meeting soon.

Len Hall stated that even when you are building a duplex you need separate septic systems according to county code. Maybe we should revisit cluster housing again this year. If it does

happen we need rules and regulations. Debbie W. said that we talked about this before and decided to leave it to the builders to bring it to us we will make those decisions when and if we have to. We will discuss it more when John brings the paperwork to our meeting.

Hostettler is putting in his own septic system; they put in a pumping station it has been inspected and everything. He is close enough that he could tie in to Parkman' sewage if he wanted to.

John Spelich is continuing to send out letters as a follow up to clean up Parkman Township. He is working with the prosecutor's office to be sure he is following the correct procedure.

Jon Ferguson said we have also decided to vacate the alley between the bike shop and Cromwell building. We will no longer be maintaining the alley way as far as snow removal or any maintenance of any kind. The corner of the bike shop building is torn away the building is in bad shape and it is unsafe. The owner wanted to run water to the building but we told him no; we do not want the maintenance it would have to go under the road.

Jerry J. stated that the speed is weird on 422 it is 35 miles/hour from Church Street and then it goes to 45 before Dollar General. That is where people have trouble getting out of Dollar General parking lot because of the hill and not being able to see what is coming. He also feels we need a turning lane heading west into the industrial area. Maybe Jon Ferguson can talk to Odot about it.

Jon Ferguson stated that we will be trying to repave Grove road within the next couple of years. Hobart is a problem also we can't get any help with that. The state never finished the job it is a mess and there is nothing we can do about it. I will say Odot has been great to work with.

Jon F stated that we have instituted a new building fee structure; 10 cents a square foot in residential and commercial areas. We already have it in the industrial area.

Carlos N. asked if there was anything else there was not. Len H motioned to adjourn the meeting Carlos N. seconded and the motion passed unanimously.

Respectfully Submitted.by:

Approved,

Jan Helt

Leonard Hall

Parkman Township Zoning Secretary.

Chair

