MEMBERS PRESENT: Mark Pitzer, Pat Baker, Matt Arthur, Danielle Hummel,

MEMBERS ABSENT: Cheryl Rosen, Ryan Schultz, Phil Knape

STAFF PRESENT: Joe Selzer

Chairman Pitzer, called the regular meeting to order at 7:00 p.m. This meeting was properly posted and a quorum of the Brooks Township Planning Commission was present.

APPROVAL OF AGENDA:
Moved by Baker Seconded by Hummel to accept the agenda. Approved unanimously

PUBLIC HEARING
Moved by Baker, seconded by Arthur to suspend the regular meeting and open the Public Hearing. Approved Unanimously

All hearing issues were posted in the Times-Indicator and no correspondence received.

1. Sec 14.12 – SPECIFIC STANDARDS - Conference/Retreat Centers – A list of 15 standards for Conference/Retreat centers was submitted with item 15 changed from “should” to “shall”.

2. Zoning Ordinance Language changes -
   A. Art. III, sec.3.05c – DWELLING STANDARDS – update based on a previous PC change reducing the minimum square footage required for a two story dwelling.

   B. Art. III, Sec. 3.14a - MEDICAL MARIHUANA COLLECTIVE, COOPERATIVE OR DISPENSARY - change is necessary due to adoption of Ordinances 18-81 And 18-82, allowing medical marihuana facilities.

   C. Art IV, Sec. 4.09 changes - SUMMARY OF DISTRICT LAND USES
       1. Item #34 - change reflects the addition of taxi service previously approved by the PC

       2. Item #72, R3 and C1 – change adds Conference/Retreat Centers to residential and commercial land use sites.

   D. Art. IX, Sec. 9.07 - NON-CONFORMING LOTS and Art. X, Sec. 10.08 – NON-CONFORMING LOTS - These identical sections are removed as the Township does not require that two contiguous non-conforming parcels owned by the same person be combined.
Moved by Baker, seconded by Hummel to close the Public Hearing and return to the regular meeting. Approved Unanimously

APPROVAL OF MINUTES:

Moved by Arthur, Seconded by Hummel to accept the minutes of the October 29, 2018 meeting. Approved Unanimously

PUBLIC COMMENT: None

CORRESPONDENCE: None

UNFINISHED BUSINESS:
1. Sec 14.12 – SPECIFIC STANDARDS - Conference/Retreat
2. Zoning Ordinance Language changes -
   A. Art. III, sec.3.05c – DWELLING
   B. Art. III, Sec. 3.14a - MEDICAL MARIHUANA COLLECTIVE, COOPERATIVE OR DISPENSARY
   C. Art IV, Sec. 4.09 changes - SUMMARY OF DISTRICT LAND USES
      1. Item #34.
      2. Item #72, R3 and C1
   D. Art. IX, Sec. 9.07 - NON-CONFORMING LOTS and Art. X, Sec. 10.08 – NON-CONFORMING LOTS

Moved by Baker seconded by Hummel to forward all proposed changes noted above to the Board for approval. Approved unanimously

NEW BUSINESS: None

STAFF UPDATE: None

PUBLIC COMMENT: None

PLANNING COMMISSION MEMBER COMMENTS: Pat Baker suggested cancellation of the 12/17/18, meeting due lack of agenda items. Joe and Mark will discuss with Cory to allow timely posting.

ADJOURNMENT:

Moved by Knape Seconded by Hummel to adjourn at 7:23 PM. Approved unanimously.
Respectfully Submitted,

Pat Baker
Planning Commission Secretary

Dianna Schaalma
Recording Secretary