

**BROOKS TOWNSHIP PLANNING COMMISSION
REGULAR MEETING
March 28, 2016
APPROVED MINUTES**

MEMBERS PRESENT: Mike Bouwer, Phil Knape, Greg Myers, Mark Pitzer, Cheryl Rosen, Les Salacina, Ryan Schultz

MEMBERS ABSENT: None

STAFF PRESENT: Zoning Official 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 Knape, **Seconded** by Bouwer to accept the agenda as presented.
Approved Unanimously

APPROVAL OF MINUTES:

Moved by Salacina, **Seconded** by Rosen to accept the minutes of the February 22, 2016 Meeting as written.
Approved Unanimously

PUBLIC COMMENT: None

CORRESPONDENCE: None

UNFINISHED BUSINESS:

1. Election of Officers: **Moved** by Bouwer, **Seconded** by Rosen, to keep the officers as is.
Approved Unanimously

2. On-Site Sewage Disposal System (OSDS): Bouwer said this was not discussed at the Township Board meeting.

After discussion by the PC, it was decided to have Bouwer take this to the Township Board for their input. He will bring back their opinion after the Township Board Meeting.

Chris Ortwein, County Commissioner, said he thought this was a good ordinance and wished other townships had one like this.

3. Language Change for Outdoor Heating Units: Pitzer said at our last PC meeting it was decided the size of the wood shed be increased from 400 square feet to 800 square feet.

The PC also decided to allow for an exception of the 14 foot chimney height requirement saying “the mechanical inspector may approve a lesser height on a case-by-case basis if necessary to comply with manufacturer’s recommendations and if the smoke from the lower chimney height does not create a nuisance for neighbors.”

Moved by Schultz, **Seconded** by Myers to approve the language change.
Approved Unanimously

NEW BUSINESS:

1. Lake District Language Discussion: Chris Ortwein gave a presentation on how Croton Township handled changes needed in their ordinance.

Pitzer said the PC will have this on our agenda next month. Pitzer, Selzer and Nelson will meet tomorrow to go through different items.

STAFF UPDATE: (see attached) The ZO said he has been talking with Dave Foster who will be opening a Motorcycle Repair Shop on M-37 in May. He is looking at having a projecting sign.

Lisa’s Hair Care has a sign on their building. The property owner decided the type it would be.

Selzer met with Ryan Coffey, Pitzer, and Nelson on Conditional Zoning and was told if it is not in our ordinance already, we should not do it. He talked negatively on spot zoning and that it isn’t allowed.

If we wanted to add something that is not in a District, we could add it under Special Land Use or Use by Right.

PUBLIC COMMENT: Comments received.

PLANNING COMMISSION MEMBER COMMENTS: Greg mentioned that this was his last meeting and thanked all the PC members.

ADJOURNMENT:

Moved by Knape, Seconded by Bouwer to adjourn the meeting.
Pitzer adjourned the meeting at 8:14 p.m.

Respectfully Submitted,

Les Salacina
Planning Commission Secretary

Maureen Dutkiewicz
Recording Secretary

