

**PLANNING COMMISSION
AGENDA AND MINUTES - December 16, 2014**

CALL TO ORDER:
PLEDGE OF ALLEGIENCE:
INTRODUCTION OF MEMBERS:
APPROVAL OF AGENDA FOR: *December 16, 2014 Regular Meeting*
APPROVAL OF MINUTES FROM: *November 25, 2014 Public Hearing & Regular Meeting*
CALL TO THE PUBLIC:
OLD BUSINESS:
NEW BUSINESS:
 1. *Consideration of Bentley Lake Road proposed land use*
CALL TO THE PUBLIC:
ADJOURNMENT:

MINUTES - DECEMBER 16, 2014

MEMBERS PRESENT: JERRY SIDLAR, CHAIR
 CHERYL RANGE, SECRETARY
 LARRY GRUNN
 BOB HANVEY
MEMBERS ABSENT: CHARLIE MUSSON
OTHERS PRESENT: ANNETTE MCNAMARA, ZONING ADMINISTRATOR

CALL TO ORDER

Jerry Sidlar called the meeting to order at 7:04 p.m.

PLEDGE OF ALLEGIANCE

APPROVAL OF AGENDA

Bob Hanvey motioned to approve the agenda as presented. Cheryl Range seconded. **Motion Carried 4-0.**

INTRODUCTION OF MEMBERS

The members of the Planning Commission introduced themselves. Charlie Musson was absent.

CALL TO THE PUBLIC

Jerry Sidlar opened the call to the public.

No response.

Jerry Sidlar closed the call to the public.

APPROVAL OF MINUTES

November 25, 2014 Regular meeting minutes

Cheryl Range motioned to approve the November 25, 2014 minutes with changes as discussed.

Larry Grunn seconded. **Motion Carried 4-0.**

OLD BUSINESS

No Old Business

NEW BUSINESS

Consideration of Bentley Lake Road proposed land use

SuzAnne Akhavan-Tafti, 4545 Vines Road; told the Commissioners her husband is a retired inventor and would like to get back into business. They own a property on Bentley Lake Road with an existing building yet would like to build another. The details are as follows.

- Approximately 5,000 square footage of building
- Possibility of ten employees after two years
- No visitors

- Minimal signage and lighting
- 8:00 a.m. to 8:00 p.m.
- Self-contained building, septic & well
- Use existing driveway
- No use of chemicals that would need licensing

Larry Grunn asked if anyone is living on the property now.

SuzAnne Akhavan-Tafti answered no.

Jerry Sidlar asked what type of building is on the property now.

SuzAnne Akhavan-Tafti replied, a pole barn. They are flexible as to what type of building they would place on the property for the laboratory

Larry Grunn asked if she had gotten any input from the neighbors.

SuzAnne Akhavan-Tafti replied, not to date

Cheryl Range asked if there would be a need for additional parking.

SuzAnne Akhavan-Tafti replied, they plan on using the existing parking lot.

Bob Hanvey asked if this project went through as a conditional rezoning and ten years down the road the Akhavan-Taftis decided to sell to DuPont, would DuPont have to adhere to the conditions.

SuzAnne Akhavan-Tafti noted that they only sell ideas, not physical property.

Bob Hanvey handed out the list of uses permitted by special use permit in Rural Residential and told the Planning Commission members there is a possibility this use would fall under item #2 as similar uses. He also feels this use would have a minimal impact on the neighboring properties.

The benefits and drawbacks of adopting Conditional Rezoning language was discussed. Even if the proposed language was not used for this situation, it would be beneficial in the future. The uses of properties in Marion Township has changed since this ordinance was adopted in the 1990's.

Cheryl Range motioned to have Bob Hanvey take Conditional Rezoning proposal to the Board of Trustees along with the question of whether this use would fall under 'similar uses' in Section 8.01 E #1.

Jerry Sidlar seconded. **Motion Carried 4-0.**

CALL TO THE PUBLIC

Jerry Sidlar opened the call to the public.

No response from the public.

Jerry Sidlar closed the call to the public.

ADJOURNMENT

Bob Hanvey motioned to adjourn the meeting at 8:00 p.m. Cheryl Range seconded.

Motion carried 5-0.