



## PLANNING COMMISSION MEETING

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June 20, 2019

Present: Sean Flaherty, Dave Sanocki, Betsy Vance, Brian Krafthefer, Del Miske, Ed Gorman, Supervisor Steve Ebner

### **Call to Order:**

In the absence of Chairman Mark Votava, Mr. Sean Flaherty called the meeting to order at 7:00 PM.

### **Approval of the Minutes:**

Mr. Gorman moved to accept the minutes of the May 2019 meeting. Seconded by Mr. Sanocki, the motion carried.

### **Request for Conditional Use Permit and Variance Request, 93 Midwest Avenue.**

Mr. Joseph Wenzel appeared before the planning commission for the review of an application for a conditional use permit to install a ground mounted solar array on his property, and a request for variance to allow the construction of the solar array in front of the main residence.

With regard to the conditional use permit for the solar array, the use was found to be of an appropriate size and compatible with the ordinances and the uses in the area. Mr. Flaherty moved to recommend the approval of the conditional use application, subject to the resolution of the variance request. Seconded by Mr. Gorman, the motion carried.

With regard to the location chosen, Mr. Wenzel noted the following concerns which impact where the ground mounted system (20 ft x 10 ft) could be located

The well is behind the house to the south. It is not practical to install the array over the well.

The rear of the lot is heavily wooded. To allow for sufficient solar access to an array placed at the rear of the lot, multiple mature trees would need to be removed. The homeowner would prefer to retain the mature trees in favor of a sight slightly forward of the main structure that would require removal of only one tree.

The array cannot be placed on the south facing roofline because of the limited square footage available.

Reducing the length in favor of multiple sections would increase the width of the array such that it would not fit on the side of the lot, or would require additional trees to be removed above the five identified to fit to the rear of the lot. Minimum spacing between tiers would be fifteen feet.

The fenced section of the yard limits potential areas to the side and rear of the house.

Mr Gorman moved, seconded by Mr Miske to recommend approval of the variance to allow the structure to extend beyond the front of the house based on the following practical difficulties: garage roof installation is not feasible, rear installation would result in the removal of a large number of mature trees, multiple tiers are not feasible in the space and the location of the well, noting the following conditions: The township would like to maintain healthy mature trees and noting that the installation is not a building, and low profile so the impact on the on sightlines from neighboring

properties is less than an accessory structure would be in the same location. The motion carried four to two.

#### **Ordinance Section 4.4.3 Draft, Short Term Rentals**

The planning commission discussed revisions to the language to further clarify the distinction between a short term rental and the extended rental. Additional language was proposed, clarifying that rentals cannot be aggregated, and consideration of the limits of residents in a single family dwelling. It was also proposed to limit the number of non resident guests while subject to a rental. Revised language was presented for the board review.

#### **Draft CUP language**

Mr. Krafthefer provided a draft Conditional Use Permit application, and requested review and comment prior the next meeting

#### **Revision of Burning Permit Language**

The request to review the language in the ordinance regarding burning permits was returned to the board for additional clarification and context for the request.

#### **Proposed Ordinance for Domestic Fowl**

In response to comments received from the public, the planning commission revisited the prohibition in the ordinance regarding roosters. Mr. Flaherty moved to recommend to the board that the prohibition of roosters be removed from the language, noting nuisance provisions elsewhere in the code may sufficient address the issues. Seconded by Mr. Miske, the motion carried. Mr. Sanocki abstained from the vote. The motion carried.

#### **Adjourn**

Having no further business, Mr. Flaherty moved to adjourn the meeting. Seconded by Mr. Sanocki, the motion carried. Mr. Flaherty adjourned the meeting at 9:00 PM. The next meeting is scheduled for July 18, 2019.

Respectfully Submitted,



Elizabeth A. Vance  
Secretary