

PLANNING COMMISSION
Minutes for Regular Meeting of
February 6, 2025

PRESENT Commissioners Dave Roesler, John Warner, Paul Josephson, Chris Campeau, Brian Butler

NOT PRESENT Commissioner Mike Holman

ALSO PRESENT Mike Baker Zoning Administrator, Anne Stewart Recording Secretary, and 3 interested parties.

CALL TO ORDER Chairman Roesler called the February 6, 2025 meeting to order at 6:00 p.m.

AGENDA Motion by Commissioner Warner, seconded by Commissioner Campeau, **ADOPTED**, to accept the agenda as written.

5 AYES
1 ABSENT

MINUTES Motion by Commissioner Warner, seconded by Commissioner Butler, **ADOPTED**, to accept the December 5, 2024 Regular Meeting Minutes as amended.

5 AYES
1 ABSENT

PUBLIC COMMENT

1. John Bishop, 3563 Orshal, states he attended the Parks and Recreation Meeting, and they discussed incorporating Zoom at the meeting. He stated he thought it was good idea, so people who were unable to leave their home to participate in the meetings. He asks that the Planning Commission consider it.

NEW BUSINESS Definition of a Basement.

Chairman Roesler stated the Zoning Administrator asked that the definition of a basement be reviewed. As it is currently written, it's arbitrary when relating to a basement built into a hillside. Chairman Roesler submitted examples of definitions he had researched and suggested they be a starting point for discussion on updating the current definition.

Commissioner Butler questioned whether this would include all four walls. Chairperson Roesler and Butler discussed the number of walls that would be required to be below grade on walkout basements and full basements.

Mike Baker discussed the number of walls required to be below grade for a walkout basement. He stated he liked the fact that a handout defined half or more below grade but is concerned that it did not say what percent or specific measurement is to be used.

Commissioner Butler discussed restructuring the current verbiage of the definition to incorporate more specific requirements needed.

After discussion, Chairman Roesler asked the Commissioners to think about the wording needed to address and clarify the definition and the question about the percentage of a "basement" that needs to be "below grade," for the next meeting.

Commissioner Roesler asked that new ordinance books be made for all members of the Planning Commission and staff, to ensure everyone has an up to date copy. Some members report not having some of the updated pages from past changes in their copies. 7 Books, plus Val, plus Jeff.

OLD BUSINESS Electric car charging station.

Chairman Roesler supplied documents and ordinance examples outlining the complexity in zoning of the electric vehicle charging stations. Research showed that the topic is covered in considerable areas related to zoning, and the documents outlined all the areas affected. Members discussed hiring a planner to assist in developing an ordinance to assure that a comprehensive ordinance is written that will incorporate all the areas affected and would be inclusive of the future needs of electric vehicles in society.

Motion by Commissioner Butler, seconded by Commissioner Warner, to ask the Township Board to hire an outside planner for EV Supply Equipment.

5 AYES
1 ABSENT

PLANNING/ZONING UPDATES

The Zoning Board of Appeals will have at least 2 requests coming up in March regarding setbacks.

COMMISSIONERS COMMENTS

Chairman Roesler stated he attended a meeting with the Township Supervisor and the Township Attorney to review the zoning status of property the Township owns along Whitehall Road, and what options might be available for future zoning changes for the property, if it was requested.

Chairman Roesler discussed the Right of Use for solar energy systems in ordinances passed at last meeting.

Commissioner Butler talked about the definition of green belts.

Chairman Roesler announced that the March Planning Commission meeting will be his last meeting and will be leaving the Planning Commission.

PUBLIC COMMENT

No comments.

ADJOURNMENT

Motion by Commissioner Butler, and seconded by Commissioner Josephson, to adjourn the meeting at 7:15 p.m.

Respectfully submitted,

Anne Stewart
Recording Secretary