

# Mt. Pleasant Township Meeting of the Planning Commission

2/03/14

The regular meeting of the Mt. Pleasant Township Planning Commission was called to order by Brian Temple at 7:06 PM on February 3, 2014 in the municipal building located at 31 McCarrell Road in the village of Hickory.

Those present at the meeting were members Brian Temple, Cathy Obenour, Larry Chome, John Bedillion, and David Descutner.

Larry Chome moved to accept the minutes from January 2014. John Bedillion seconded the motion. Motion passed.

## **Old Business:**

John Trant addressed the PC concerning the proposed changes to the township zoning map. John recommends that we expand the M1 zoning district because of the following:

- The name of Light Industrial needs to be changed to Industrial so that we have a place for "heavy" industrial. This can be done with the map change.
- 43 parcels 478 acres are currently zoned M1. He feels that this must be larger for our township so that it is not too restrictive.
- Only 3 parcels could handle the proposed tank farm and this is probably too restrictive.
- There is a flood plain problem that takes up much of the M1's more buildable area with respect to topography.

New M1 properties need to have the following criteria:

- Must be contiguous to the M1
- Large in size
- Accessible by a public roadway.
- Not be adjacent to a single family home on a small parcel

John, with our approval will contact Renz, Deiseroth, and Brigich about converting their property along Sabo road from A1 to M1 zoning.

After discussing the above listed properties we decided that there was a good chance that the owners would not be interested in having their property rezoned. We then added the Colussy, Sluciak, and Sefarin properties from the east side of 519 as a possibility of increasing the size of the M1 area.

## **Comprehensive Plan Discussion:**

- Focus on what the impact the wells have on our community and how to deal with them. We need to consider where the future wells are going to be located and how to assure we have the infrastructure to support them.
- Consider burying the tanks at well heads on all future wells to make the end result less visible and reduce the risk of a tank failure.
- Look at the R4 district and make it easier to have retail business within Hickory
  - Potentially improve parking
  - Incentives to bring business to Hickory
  - Consider new access/streets to north side of main street buildings
- Look at impact of new interchange for access to toll road in Primrose at the end of Fort Cherry Road.
- Incorporate GIS information in zoning map

## **New Business:**

No new business

Cathy Obenour moved to adjourn the meeting. Larry Chome seconded the motion. Motion passed. Meeting adjourned at 8:45 PM.

Respectfully submitted,

David A. Descutner