

**PennfieldCharter Township
Planning Commission Meeting
Minutes of July 7, 2008**

In the absence of Chairman Lindsay Draime and Vice-Chairman Brad Messenger, Secretary Joseph Weiss chaired the meeting and called the meeting to order at 6:30 pm. Members present were Jon Bartlett, Jack Pooler, Elaine Walter and Joseph Weiss. Lindsay Draime, Brad Messenger and Paul Anderson were excused. A quorum was met.

Others present: Sandra Cummings, recording secretary; a representative of Access Vision, Barbara Darlington, Deputy Supervisor, and two residents.

Meeting opened with the Pledge of Allegiance.

Public Comment

No public comments were made at this time.

Additions or Deletions to the Agenda

No additions or deletions.

Meeting Minutes of June 2, 2008

It was moved by Jon Bartlett, seconded by Elaine Walter to approve the June 2, 2008 meeting minutes. Motion carried.

Unfinished Business

There was no unfinished business.

New Business

A. Discussion of Proposed Ordinance Amendments

The Pennfield Township Board had requested consideration of proposed amendments to two Sections of the Zoning Ordinances pertaining to security gates and fencing, and accessory buildings. Refer to the attached memo from Russ Wicklund, Zoning Administrator. The Planning Commission discussed both issues as follows:

1) Security Gates and Fencing

The board members discussed a change in fence height limit from 4 ft to 5 feet, and a front yard setback of no less than 30 feet from the road right-of-way that would be allowed on parcels of two acres or more and providing the fence complies with all other requirements of Section 3.15.B of the zoning ordinance. Public comment was made by Roger Justice of Best Choice Fence Company, who stated that the increase of height limit from 4 feet to 5 feet was a good idea as it discourages intruders. Mr. Justice believes that a fence should be allowed to within 2 feet of the property line instead of 30 feet back, stating that the appearance of the fence would be more appealing that way.

Jon Bartlett made a motion, seconded by Elaine Walter, to approve the consideration of the proposed amendment to Section 3.15.B of the zoning ordinance and set a public hearing. Motion carried. Roll call vote follows:

Paul Anderson	excused	Jon Bartlett	yes
Lindsay Draime	excused	Brad Messenger	excused
Jack Pooler	yes	Elaine Walter	yes
Joseph Weiss	yes		

2) Requirements for Accessory Buildings – Maximum Square Footage Restrictions

The board discussed a proposed amendment pertaining to the limitation of size of accessory building based on the use of “ground floor” area rather than square footage of the house, which is limiting for larger two story homes. It was pointed out that the amendments would pertain to single family districts, not agricultural districts. A motion was made by Jon Bartlett, seconded by Elaine Walter to approve the consideration of the amendments for accessory buildings, and schedule a public hearing for same. Motion carried. Roll call vote follows:

Paul Anderson	excused	Jon Bartlett	yes
Lindsay Draime	excused	Brad Messenger	excused
Jack Pooler	yes	Elaine Walter	yes
Joseph Weiss	yes		

Public Comments

No public comments at this time.

Commissioner's Comments

Elaine Walter announced the next Neighborhood Watch meeting scheduled for July 31, 2008, at Grace Community Church at 7 pm. The keynote speaker will be Pennfield Township Treasurer Barbara Phillips.

Jack Pooler announced that the Township Re-cycling program will begin July 26 and 27 at the Junior High parking lot, from 9 am to 4 pm. Also, has there been any activity on the Deep Lake project? Deputy Supervisor Barb Darlington indicated no new activity.

A motion was made by Elaine Walter, seconded by Jack Pooler to adjourn the meeting at 7:00 pm. Motion carried