

Pennfield Charter Township

Planning Commission Meeting

Minutes of August 1, 2011

The meeting was called to order at 6:35 pm at Pennfield Middle School Cafeteria. Members present were Paul Anderson, Jon Bartlett, Elaine Walter, Jay Weiss, Curtis Whitaker, and Brad Messenger. Jack Pooler was absent. A quorum was met.

Others present: Pennfield Township Supervisor Rob Behnke; Township Planner Russ Wicklund; Recording Secretary Sandra Cummings, and two citizens.

All attendees recited the Pledge of Allegiance.

ADDITIONS/DELETIONS TO THE AGENDA

No additions or deletions to the agenda.

APPROVAL OF MEETING MINUTES

Brad Messenger made a motion, seconded by Elaine Walter, to approve the Planning Commission Meeting Minutes of July 11, 2011. The motion carried.

OLD BUSINESS

No old business.

NEW BUSINESS

a) Discussion on new Master Plan Map for Pennfield Township.

A discussion was held in regard to the new Master Plan map for Pennfield Township. It was pointed out that it has been 5 years since the last update. Mr. Wicklund stated that the Planning Commission will use hard data gathered by the 2010 United States Census Bureau as a guide to updating the Master Plan. Development of the Capital Business District will play a factor in long-range planning for Pennfield. The state of the economy was discussed, and the fact that not very much development has taken place since the last Master Plan update. If and when a big box development such as Walmart Corporation comes to the

Pennfield area, more development may follow, however, no activity has yet begun with the construction of the proposed Walmart Store.

b) Discussion on possible changes (amendments) to the signage requirements under the Township Zoning Ordinance.

A discussion was held on possible amendments to the signage requirements under the Township Zoning Ordinance. The Planning Commission reviewed the last six Zoning Board of Appeals cases for Signage. Because there have been so many appeals of this

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nature in recent years, the Board felt the need for updating Signage Ordinances, stating that the current requirements were outdated and too restrictive for Commercial enterprises to adhere to. The amendments will concentrate on increasing size limits for single and multi-business signs and allowing for electronic reader boards. There was one public comment in regard to the proposed sign ordinance amendments. Lindsay Draime, of 201 Coolidge, a resident and long time member of the Zoning Board of Appeals, commented that these variances have been legitimate requests, as the Sign Ordinance is definitely outdated. The Planning Commission will continue to review the proposed amendments at future meetings.

ANNOUNCEMENTS BY THE CHAIR

The next regular Planning Commission meeting is scheduled for September 12, 2011, at 6:30 pm, at the Pennfield Middle School Cafeteria.

BOARD MEMBER COMMENTS

Brad Messenger commented that school will be in session soon; please watch out for buses and school children.

ADJOURNMENT

Curtis Whitaker made a motion to adjourn at 7:55 pm, seconded by Jon Bartlett. Motion carried.

Submitted by:

Sandra Cummings

Recording Secretary