

Albany Township Planning Commission October 13, 2015

The October 13, 2015 meeting of the Albany Planning Commission was called to order at 7:30 P.M. by Chair Michael Noll at Albany City Hall Council Chambers. Members present, Mike Noll, Gary Bloch, and Ryan Pratt. Also present, Supervisor Mary Rosen, Clerk Diane Noll, and Zoning Administrator Jerry Forster.

APPROVAL AGENDA

A motion to accept the agenda was made by Commissioner Pratt, seconded by Commissioner Bloch, motion carried.

APPROVAL OF MINUTES- September 8, 2015

A motion to approve the minutes was made by Commissioner Bloch seconded by Commissioner Pratt, motion carried

OPEN FORUM

Discussion was held on Albany Township adopting TDR's into our ordinance. The following points were presented and will be discussed further at our next meeting:

1. Transfer of Building Credits between contiguous acreage
2. Building Credits to property owner only
3. Township has the right to deny a transfer of building credit
4. Place the building credits on the least productive acreage
5. Find a method of evaluating what is the best farm land-using LESA and a sight visit
6. Options will be decided on a case by case basis.
7. We will need to set up guide lines as to why credits can be transferred or not be transferred.
8. We are not interested in doing cluster developments in our township
9. If it is non-buildable 40 acre parcel, credit can not be transferred.
10. The Land has to be in continuous ownership by same owner for 10 years before they have the right to transfer credits.

PUBLIC HEARINGS-None

NEW BUSINESS-None

OLD BUSINESS-None

REPORTS

Building Permits-Jerry Forster

Randy Tamm, 23201 330 Street- Accessory building

Bruce Hinnenkamp 36784 251 Avenue- Accessory Building

Ben Christen- TBD 249 Avenue- Upgrade approach for residential use.

COMMISSIONER REPORTS

NONE

COMMUNICATIONS

The meeting for November 10 will be moved to November 17. If there are no public hearings the meeting will be postponed to December. Members are reminded to continue to research TDR's in other townships/counties.

ADJOURNMENT

A motion to adjourn was made by Commissioner Pratt, seconded by Commissioner Noll, motion carried.

Meeting adjourned at 9:30 P.M.

Respectfully submitted,

Diane E Noll

Diane Noll

Planning Commission Chair: Michael Noll Date: December 8, 2015