

**ALBANY TOWNSHIP
PLANNING COMMISSION**

Monthly Meeting-July 9, 2019

Monthly Meeting

The July 9, 2019 meeting of the Albany Planning Commission was called to order at 7:30 P.M. by Chair Joe Peternell at Albany City Hall Council Chambers. Members present: Joe Peternell, Gary Bloch, and Mike Noll. Also present, Zoning Administrator Jerry Forster, Supervisor Mary Rosen, Deputy Clerk Tom Roelike, Mark Rodenwald, Matt Abraham, Joan Overman, Dale Overman, and Justin Overmann.

The Pledge of Allegiance was recited

APPROVAL OF AGENDA

A motion to approve the agenda was made by Commissioner Noll, seconded by Commissioner Bloch, motion carried.

APPROVAL OF MINUTES

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

OPEN FORUM

Mark Rodenwald administrative split.

Mark Rodenwald handed out large size maps to help explain the split he is in the process of making to parcels 01.00168.0010 with one building entitlement and 01.00168.0020 with one building entitlement. Mark's plan is to leave tract A for agriculture, tract B is to have one buildable site with access to the site via the cemetery easement. Tract C is to be sold to Ross Klaphake and tract D is to have one buildable site after it is platted. Discussion was had about the original estimation of 144.9 acres and why only 2 building entitlements were available instead of 3. Mark explained that the original estimate was incorrect. Discussion was had about the width of the easement to the cemetery, it was then found that the smaller detail map allows for a 33' width. A motion was made by Commissioner Peternell to approve the Certificate of Compliance contingent on restrictions on the county land offsetting acreage (A-40), seconded by Commissioner Noll, motion carried.

Matt Abraham

Matt Abraham came to the meeting seeking a Variance to build a deck on this house on North Ridge Circle. Discussion was had on why he needed a variance, the deck would be close to the road right-of-way, which is different from where the road is. Matt explained that the road has been in the current position for as long as he can remember, and also that the road would not be asked to be moved to the correct right-of-way as his mother currently owns the land that the road is on and that he will be the beneficiary of the land when she passes. Discussion was had that the road could be vacated and re-established to the current right-of-way. This was concluded to be very time consuming and not the ideal solution. Matt was advised that he would be contacted to find a time to set a public hearing that works for all parties involved.

Solar Energy

A discussion was started on solar energy to keep it a certain distance from town lines in order for later expansion.

PUBLIC HEARINGS

A public hearing will be set for Matt Abraham's deck variance upon agreement of a time and date.

OLD BUSINESS

Industrial zoning

Discussion was had on whether an IUP or a CUP would be best for the Albany Recycling Center under industrial zoning. If the township let the County do the inspections the question was asked how often they do them. It was also asked how the Township would do the inspections if they were to adopt industrial zoning. The Zoning Administrator was asked if he would do the inspections. He agreed he would as long as there was a predetermined checklist of all the items that he was inspecting.

The inspection of industrial properties would have need to be added to the fee scale.

A fence around industrial was discussed, it was stated that it should be adopted that it is 12' high, 20' from the property lines, and 100' from the center of a road. The 100' from the center of the road is a current county ordinance. Currently the county allows the fence to be on the property lines but material cannot be stacked within 20' of the fence. The discussion was if Albany Township should just make it so the fence is required to be 20' from the property line then it would essentially allow for materials to be stacked up to the fence. Discussion was also had that the fence would need to be a 12' high solid material fence and no materials could be stacked higher than the fence. A gate was discussed and would need to be of the solid material and would be left to the discretion of the owner how big it would be.

The question was asked if Albany Township should only adopt the solid waste transfer, junk, and solid waste portions of Industrial zoning.

Storm water run off was a point of discussion and it was determined that it is required and is in the infancy stages of preparation.

The question was asked if it should be run by the attorney if Albany Township can adopt 6.30 from the county even if the Township ordinance currently states that industrial is prohibited.

It was requested that 50% lot coverage be considered instead of the county's 60%. Further discussion is to take place on the subject after it is determined if the county counts the 20' set aside around the property as part of the percentage or not.

County ordinance 6.30.2 was gone through individually as shown

- A. No Change
- B. Add the word "township"
- C. No Change
- D. No Change
- E. Must submit to township
- F. No Change
- G. No Change
- H. No Change
- I. No Change

- J. No Change
- K. No Change
- L. No Change
- M. Possibly omit
- N. No Change
- O. No Change
- P. No Change
- Q. Are auto sales and parts sales allowed under industrial zoning?
- R. No Change
- S. May want to discuss frequency
- T. Discuss frequency of inspection
- U. No Change
- V. Leave for discussion

Following discussion with a lawyer, the plan would be to move forward with an IUP.

BUILDING PERMITS

No building permits issued.

MONTHLY MEETING

A motion was made by Commissioner Noll, seconded by Commissioner Bloch to move the next monthly meeting next door to the break room. Motion carried.

A motion was made by Commissioner Bloch, seconded by Commissioner Noll to adjourn at 9:28 p.m. Motion carried.

Respectfully submitted,

Tom Roelike

Deputy Clerk

Approved: _____ *Joseph Peternell* _____ Date: August 13, 2019
Planning Commission Chair