

**ALBANY TOWNSHIP
PLANNING COMMISSION
Continued Monthly Meeting-August 20, 2019**

The August 20, 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, and Clerk Diane Noll. Guests Justin and Dale Overman.

The Pledge was recited.

The continued meeting's agenda is to continue working on updating the Township Zoning Ordinance to include Industrial Zoning.

Dale and Justin Overman-brought in a drawing of what the fenced in area would look like. They are anticipating a 12 foot wall in the south west corner of the property. Not covering the entire lot.

UPDATES TO ORDINANCE

Section 8 General Zoning District Rules of Application

8.1 Establishment of Zoning Districts

PRIMARY DISTRICTS

I Industrial District – ~~Shall be prohibited~~ Adopted

6.30 Junk and Salvage Operations

6.30.2 Performance Standards

Section was reviewed and the following changes were recommended:

B. Add Township

E. Add Township

H. Add the following: Fenced with a 12 foot high solid fence, set back 20 feet from side and back property lines.

T. Junk yards and salvage operations shall be subject, as a minimum to an annual inspection by the Department,-add the following- unless there are violations then more frequent inspection shall be done.

Update all Section numbers to match Counties

9.11 Industrial District (IDistrict)

9.11.1 Purpose

Adopt A,B,C

C through E Repealed

9.11.1. Permitted Uses-Repealed

9.11.2. Provisional Uses-Repealed

9.11.3. Permitted Accessory Uses and Structures-Repealed

9.11.4. Conditional Uses-Repealed

9.11.6 Interim Uses

The following interim uses may be allowed in the Industrial District:

- A. Junk and Salvage Operations
- B. Solid Waste Transfer Station
- C. Recycling Center

D. Light Manufacturing

E All other uses permitted in Section 9.10 Commercial District of this ordinance.

9.11.7 Lot Requirements

Add-Maximum lot size shall be 5 acres.

9.11.8 Setback Requirements-Adopt Counties

9.11.9 Height Requirements-Adopt Counties

9.11.10 Lot Coverage-Adopt Counties

Relationship to Orderly Annexation Agreement-Adopt Counties

9.11.11

Section 7.22.4 Amended as follows:

A single family residential dwelling unit shall have a minimum of 840 square feet of livable space except as otherwise provided. Carports, garages, overhangs, and other similar structures shall not be considered as livable space. ~~All single family residential dwelling units shall have a minimum width of 20 feet and a minimum length of 20 feet.~~

Add to fees

Change of test for ordinance \$400

Special meetings \$600

ADJOURNMENT

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

Meeting adjourned 9:50 PM.

Respectfully submitted,

Diane E Noll

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Clerk/Treasurer

Approved: _____ *Joseph Peternell* _____ Date: September 10, 2019
Planning Commission Chair