

Planning Commission

MINUTES

October 17, 2024

Members Present: Bobb Carson, Bruce Whitesell, Neil O'Brien and Dawn Nicholson.

Mr. Carson called the meeting to order at 7:00 p.m. and opened with the Pledge of Allegiance.

PLANNING COMMISSION DISCUSSION

Comprehensive Plan initiatives – Mr. Carson went through the initiatives and discussed updates.

i. Community Infrastructure & Utilities

- (1) Provide reliable power options – (A6); (N. O'Brien – support role) – no new update.
- (2) Encourage a resilient building stock – (A15); (B. Carson – lead role) – update provided on development of a funding proposal to American Geophysical Union (AGU) Thriving Earth Exchange Project.
- (3) Assess wastewater infrastructure and capacity to address community needs (A22); (D. Long – lead role; N. Zane – support role). Supervisor Hopkins suggested Jennifer Kintzer of Special Treatment Systems come speak at a future planning Commission meeting about wastewater package plants.

ii. Safety and Mobility

- (1) Continue to maintain local road network infrastructure for ease of mobility throughout the Township – (C1); (D. Nicholson – lead role); (C5); (N. Zane – support role) – No update.
- (2) Expand, connect, and fund a multimodal network of off-road trails and on-road bike routes (C7, C8-13); (D. Long/D. Nicholson – leaders; A. Kelly, N. O'Brien – support roles) – brief discussion of need to possibly alter zoning ordinance to make change possible.

iii. Livable Centers

- (1) Provide financially accessible housing that is diverse in type and price point (D1-3); (B. Whitesell – Lead role) –see affordable Housing discussion below.
- (2) Promote neighborhood-scale mixed use development in the villages and hamlets (D4); (B. Whitesell – Lead; (D6); B. Carson – support) The need for infrastructure in promoting development was discussed.

iv. Rural & Historic Preservation

- (1) Protect natural ecosystems, including natural resources, such as air quality and water quality, forests, and wildlife (E23-27); (N. O'Brien – Lead) – Still being researched.

Discussion -

Affordable Housing – Mr. Whitesell would like to bring in a mortgage officer, with whom he has worked previously at the November work session. This person is a mortgage officer, and they would be present to discuss financing so the Commission can get a better understanding of what home financing looks like currently. Present members think the financing portion would not help with the policy and planning for affordable housing, and declined Mr. Whitesell's offer.

Accessory Dwelling Units (ADUs) – Supplemental documents were sent with the agenda. Definition of accessory dwelling unit was discussed and it was decided that it should not include the requirement of a kitchen for units incorporated within, or attached to, the primary residence. Detached ADUs would require a kitchen. Other decisions:

- 1) Accessory apartment (H-1) and ADU should be combined into a single, modified (H-1) zoning category.
- 2) No restrictions (family members of owner, short-term rentals, etc) should be applied to ADU rentals.
- 3) A principal residence may host up to 2 ADUs. An ADU and principal residence may be sold separately only if they may be subdivided in conformance with all ST subdivision requirements.

- 4) Property owner shall not be required to live in either the principal residence or the ADU.

MINUTES

Motion made by Mr. Carson, seconded by Mr. Whitesell and carried to adopt the October 2, 2024; minutes as presented.

ADJOURNMENT

Motion by Mr. O'Brien, seconded by Mr. Whitesell and carried to adjourn the meeting at 8:57 p.m.

Respectfully submitted,


Lisa Gerhart