

Leighton Township Planning Commission

Minutes

7:00 PM

Date: January 9, 2019

Members present: Potts, Chestnut, Murray, Smith, DeHaan, Hooker, and VanderEide

Members absent: None

Others present: Andy Moore, Eric Thompson of PCI, and four residents

1. Call to Order: Chairman Scott Chestnut called the meeting to order at 7:02 PM in the Leighton Township Library (*Note: The Township Hall was locked and a key was not available, so a note was placed on the door advising that the meeting was in the Library conference room, which is attached to the Township Hall.*)

2. Minutes from November 18, 2018: accepted as submitted

3. Public comments for items not on the agenda:

Amy Lohroff of 360 137th Ave had a question related paving 2nd street, which was in the minutes of a recent Township Board meeting. Hooker responded that 144th street is being paved, not 2nd Street. The Township Board minutes might be a misprint. Hooker will check into this and advised her to attend the Township Board meeting on January 10, 2019 for clarification.

4. Election of Officers: Motion by DeHaan, supported by Potts, to nominate Scott Chestnut as Chairman, Lou Murray as Vice Chair, and Matt VanderEide as secretary. All members voted yes.

5. Conflict of interest: None

6. Public Hearing: None

7. New Business:

Altra Products Site Plan Amendment: Moore provided a review of the request and summarized his memorandum. The applicant is seeking a departure from the landscaping requirements that was approved in March 2018, stating that the location of underground utilities prevented all the perimeter plantings. Chestnut performed a site visit and noted that there was not a lot of area available. Potts asked if more landscaping was possible along Electric but outside of the easement. The applicant has placed two trees in the yard area between the building and Division Ave.

Applicant Richard Post noted that there a lot of underground buried lines that really limit the possibilities for landscaping. Moore noted that the Zoning Administrator felt that the proposed

changes was a substantial enough change to the site plan to justify a return trip to Planning Commission.

Commissioners discussed the landscaping and what was feasible on the site and considered the criteria listed in Section 18.04 of the Zoning Ordinance. Murray is okay with modifying the standards as long as there is some natural vegetation and improves the character of the industrial park. Smith agreed that greenspace is needed and felt that the applicant's proposal was adequate. Potts was concerned about retroactive applications like this that ask for modification after landscaping is installed that is inconsistent with the plan, but stated he is okay with the application as presented. Other Commissioners agreed. Chestnut noted that this is not going to set a precedent with future applications as this is a unique situation. A lengthy discussion ensued on what is viable on the site.

Motion by Murray, supported by DeHaan to accept the revised landscaping plan as presented. All members voted yes via roll call vote.

8. Other Business:

- a. **Solar Ordinance:** Moore reviewed the Ordinance with Commissioners. Murray and VanderEide had a handful of comments, edits and corrections. Moore will update, and send to the Township Attorney for review. Commissioners agreed to hold a public hearing at the February meeting. Moore will coordinate with the Zoning Administrator on the public hearing notice.
- b. **Master Plan.** Moore reviewed progress to date on the Master Plan. The next step is to hold either an open house or workshop meeting with the public. Commissioners agreed that an open house was desired and set a date for February 26, 2019, from 6:00 to 8:00 PM. Moore will work with the Township on publicizing the event.

9. Public Comments: None

10. Commissioner Comments: None

11. Adjournment: Motion by DeHaan, supported by Potts, to adjourn. All members voted yes. Meeting was adjourned at 8:05 PM.

Respectfully submitted,

Andy Moore, AICP

Leighton Township Planner