

Leighton Township

Planning Commission

Minutes

Date: February 13, 2019 7:00 PM, at the Leighton Township Hall

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

Members absent: Murray (with notice)

Others present: Andy Moore, Township Planner, and two residents

1. **Call to Order:** Chairman Scott Chestnut called the meeting to order at 7:01 PM in the Leighton Township Hall
2. **Minutes from January 9, 2019:** Accepted as submitted
3. **Public comments for items not on the agenda:** None
4. **The Planning Commission annual report and meeting schedule** were provided in the packets. Commissioners agreed to continue meeting on the second Wednesday of each month at 7PM in the Township Hall. The annual report will be delivered to the Township Board.
5. **Conflict of interest:** None
6. **Public Hearing:** Solar Energy Amendments – Moore provided a review of the amendment and informed commissioners of comments from the Township Attorney. Chairman Chestnut opened the public hearing. No public comments were heard. Chestnut closed the public hearing. **Motion by VanderEide, supported by Smith, to recommend approval of the proposed ordinance to the Township Board. Motion carried via roll call vote with all members voting yes.**
7. **New Business: Meeting Calendar**
8. **Other Business:**
 - a. **Master Plan.** Moore reviewed the plan for the open house and provided commissioners with a flyer to post around the township. Moore also encouraged members to reach out to friends, neighbors, and community members and invite them. Moore will contact a number of entities to aid in getting the word out.
9. **Public Comments:** Jeff, who lives on the south side of Green Lake requested preliminary comments from the Planning Commission regarding the potential of allowing storage units on 4585 East Shore Drive, near Green Lake. The applicant's plan is to building storage units would be owned as condo units, not rentals, for people who live on the lake to store vehicles, boats, etc. The site is about 3.6 acres or so. He may be able to acquire more, and might be able to qualify for a PUD. Patrick Mohney was also present and provided additional information to the

Commission. They indicated there would be multiple buildings, and multiple stalls per building. It would be a more upscale project, and they are willing to make them look good and keep them from being too tall and visually intrusive. Moore commented that he doesn't think the Master Plan and Zoning Ordinance really line up for this use on the property, it is planned and zoned for exclusively residential use, and this would appear to be more storage and does not appear to be consistent with the master plan or Zoning Ordinance. Commissioners thought it might be acceptable as an amenity for property owners on the lake who need convenient storage for boats, vehicles, etc., if it was limited to people who own land around the lake. Moore stated that a PD could be an option moving forward, but the Master Plan would need to be changed to allow for something like this. Moore noted that they need 5 acres for PD approval, or they could proposed a conditional rezoning. The Planning Commission discussed whether or not the project was desirable. Moore indicated that the ordinance would need to be amended prior to it even being eligible for any kind of PD or rezoning approval, unless they acquire more land. Moore also cautioned the applicants that it is very possible that it would not be approved and any of his comments (or those by the Commission) are not binding and do not constitute any kind of tentative approval; the project could get denied for a variety of reasons. VanderEide also said that units should be restricted so they owner are tied to the local landowners. Commissioners agreed that if they were to consider it, the site should meet the 5-acre minimum for a PD.

10. Commissioner Comments: None

11. Adjournment: Motion by Hooker supported by DeHaan to adjourn. All members voted yes via voice vote.

Meeting was adjourned at 8:18 PM.

Respectfully submitted,

Andy Moore, AICP

Leighton Township Planner