

**FOREST HOME TOWNSHIP
PLANNING COMMISSION
WORK SESSION
JANUARY 15, 2015
6:00 P.M.**

Members Present: Paul Trumble, Doug Dewey, Dan Steiner, Linda Cran, Tom Sheneman

Also present: Terry Smith, FHT Supervisor
Jay Kilpatrick, Consultant Williams & Works
Sign in sheet attached

The meeting was called to order by the Chairman, Paul Trumble at 6:00 P.M.

The Pledge of Allegiance to the U.S. flag.

The Chairman requested Public Comment.

Tom Frey -requested that Public Comment be added to the agenda at the end of meeting. Public comment closed at 6:08 p.m.

AGENDA

A motion was made by Sheneman, seconded by Cran to approve the Agenda as written. Motion carried – Unanimous.

ORDINANCE REVIEW WITH CONSULTANT JAY KILPATRICK

Discussion & Review:

Article 3 General Provisions

Section 304 – Standards for Dwellings – reviewed and agreed on text.

Section 311 – Accessory Buildings and Structures – reviewed and agreed on text.

Terry Smith arrived at meeting at 6:22 p.m.

Article 2 – Definitions

Section 223 Winery/Brewery

Add Spirits to the definition: Winery or Brewery or Spirits

It was agreed that mead be added back into the text.

Discussion followed:

Right to Farm Act:

Permits those in the AG District to sell what is grown on their land. This does not allow for tasting rooms, Public Assembly and/or to hold Events these uses all would require a Special Land Use permit. The process would begin for the Special Land Use Permit and a public hearing would be held to consider the application and if approved standards would be set by the commission and the Ordinance would be amended.

Discussion followed: Noise Ordinance

Article 2 - Definitions

Motor Powered Craft – agreed to remove

Article 3 – General Provisions

Section 309 Accessory uses

Old: Article 25 – On Site Use Wind Energy System (Terry will provide Jay with a copy)

Article 8 – Rural Residential District/Zoning Map

Article 15 – Development Requirements

Section 1504 Signage

#6 Illuminated signs – all district, with standards

E.1. Sign repair permit – not necessary (allow to maintain)

E.3. Keep

Section 1505 Condominium Regulations

Explore Subdivision Control Ordinance (Jay will provide samples)

Article 16 – Special Land Uses

Section 1604 - Special land Use Review Standards (keep)

Section 1651 – Sexually Oriented Business – check with attorney regarding standards

Article 17 – Private Roads

Section 1704 Other Requirements

A. Remove Board approval

Section 1705 Exceptions and Departures from the Standards

Keep all text.

Article 18 – Site Plan Review

Section 1811 – Authority for Supplemental Studies

(Traffic Study if warranted).

Old Ordinance – Land Division:

Three (3) or less parcels without site plan, more than three (3) parcels site plan required and standards.

Discussion followed.

Members to continue the review of remaining Sections and Jay will forward a sample of a Subdivision Ordinance. The next meeting Jay will be attending is the March meeting to complete the final review process.

The next regular meeting is February 4, 2015 at 7:00 p.m.

The meeting adjourned at 8:25 p.m.

Chairman, Paul Trumble

Secretary, Linda Cran