

Planning Commission Minutes  
January 12, 2022

Chairperson Wendy Williams called the meeting to order at 5:45 PM and led the Pledge of Allegiance. Vice-Chair Brian Grachal, Commissioners John Righi, Dan Mullins, Hope Rosso, Tim Seguin and Mark Schrader were in attendance. Jeff Lake and Donald White were absent. Recording Secretary Heather Runyan, Zoning Administrator Jeff McDonald and 5 members of the public were also present.

Minutes of the November 10, 2021 meeting were approved, on a motion by Grachal, second by Schrader, all in favor. The election of Chair position was discussed and Grachal made a motion to retain positions as they currently stand, 2<sup>nd</sup> by Seguin, all were in favor. Chairperson Williams was also retained as the Planning Commission member on the ZBA Board. Williams also informed Commission that she is also beginning as an Alternate member on the Board of Review.

The 2022 Meeting Schedule was approved with minor corrections to the September dates as they were for the 1<sup>st</sup> and 3<sup>rd</sup> Wednesdays not the 2<sup>nd</sup> and 4<sup>th</sup> and also canceling the regular meeting of December 28<sup>th</sup>. Schedule was motioned to approve with corrections by Mullins, 2<sup>nd</sup> by Grachal, all in favor.

Update to the Master plan; we will be holding a Public Hearing on February 9, 2022 at 5:30 PM. We have had no correspondence except from the County Board saying they received copy.

Public Hearing was held, beginning at 6:03 PM, for the rezoning of the Render/Catt properties, 001-026-000-150-03 & 001-026000-150-10, from C-V to R-2. At the beginning of the hearing Mr. Render spoke stating that Catt Realty was no longer involved and he was only seeking a rezone for his property, 001-026-000-150-03 and to table the remaining parcel. Mr. Render explained that he is retiring, his son doesn't want to take over his business and the only way to sell his display homes is where they stand but they cannot be sold as residential in a C-V area. The homes are too big to be relocated. Once Rezoned to R-2, he plans to divide the parcel into 3 smaller parcels, one for each home. He has already spoken to our Assessor, Joe Lavender, who has no issue with the divide. Mr. Huston spoke in support of the Rezoning as the need for homes in this area is significant. No one spoke in opposition. Hearing was closed at 6:09 PM. After deliberation from Commissioners, Brian Grachal made a motion to recommend to the Township Board that the parcel 001-026-000-150-03 be rezoned from C-V to R-2 with the contingency that the petitioner, Mr. Render, will apply, with Zoning Administrator, for a home occupancy permit, 2<sup>nd</sup> by Mullins, all were in favor.

Motion to Adjourn meeting was made by Grachal at 6:25 PM and 2<sup>nd</sup> by Rosso, all in favor.

Respectfully,

Heather Runyan  
Recording Secretary