

Planning Commission Chairman McGrath called the meeting to order at 7 PM, and the Pledge of Allegiance was recited by those in attendance.

**Members Present:** Courser, Grey, Laraway, Preuss, Simon, Tafreshi, & McGrath  
**Members Absent:** None

**Agenda Approval:**

Tafreshi made a motion, which was seconded by Simon, to approve the Meeting Agenda as presented. VOICE VOTE: MOTION CARRIED 7-0-0.

**Approval of Previous Meeting Minutes:**

Grey made a motion, which was seconded by Simon, to approve the minutes of the July 17, 2018 meeting as presented. VOICE VOTE: MOTION CARRIED 7-0-0.

**Reports:**

1. Chairman: None
2. Village Manager:

Wolff reviewed the proposals submitted by Granger, King's, and Republic for residential refuse licensing. Preuss asked if the number of bags listed on King's proposal was the number of bags allowed in the cart, or in addition to the cart. Wolff stated the Council had asked them this question.

3. Village Council:

Grey discussed the events of the July meeting and the August 8<sup>th</sup> Special Meeting. He discussed the Council's discussion and its revote on the hard-surfaced floor requirement for Private Aircraft Hangars.

Laraway asked if there were any members of the Council who owned property that would be impacted by the regulation of Private Aircraft Hangars. Grey stated that Kiel owns a Private Aircraft Hangar, but all existing structures would be legally grandfathered under the Zoning Enabling Act and would not be required to meet new regulations unless they proposed to modify their structure.

Wolff reported that Shoemaker also owns undeveloped property which potentially would be impacted if it was developed as a Private Aircraft Hangar, but that Mr. Shoemaker was absent from the meeting and did not vote on the issue.

Wolff also distributed materials regarding Short-term rentals. He stated that the Council has asked that the Planning Commission review this topic in light of the Conditional Rezoning of 565 N. Coldwater Road. Wolff asked for the Planning Commission to review the materials he supplied, and then discuss the topic at the meeting in September.

**Public Hearings:**

1. Proposed Ordinance 2018-07; Setback Amendments:

McGrath opened a Public Hearing for Proposed Ordinance 2018-07 at 7:22 PM.

Wolff reviewed the document and changes proposed for the zoning code.

Public Comment: None

Planning Commission Discussion:

Laraway stated that Bill Scott on Sandtrap Drive had contacted him about the proposed changes and indicated support for amending the zoning code.

McGrath closed the Public Hearing at 7:24 PM

Laraway made a motion, which was seconded by Grey, to recommend Proposed Ordinance 2018-07 to the Village Council for adoption. VOICE VOTE: MOTION CARRIED 7-0-0.

2. Proposed Ordinance 2018-08; Planning Commission Ordinance Update:

McGrath opened a Public Hearing for Proposed Ordinance 2018-08 at 7:26 PM.

Wolff reviewed the document and changes proposed for the zoning code.

Public Comment:

Paul Cueny of Clubhouse Drive spoke in favor of the proposed changes and stated that it would help address any perception issues that could arise from having Courser on the Planning Commission since he also serves as the Airport Manager.

Planning Commission Discussion: None

McGrath closed the Public Hearing at 7:32 PM

Grey made a motion, which was seconded by Laraway, to recommend Proposed Ordinance 2018-08 to the Village Council for adoption. VOICE VOTE: MOTION CARRIED 7-0-0.

**Public Comments:**

Paul Cueny of Clubhouse Drive spoke about the proposed changes to section 1212.13(6) being reviewed under Existing Business. He stated that the sanitation code used by the County only requires a 10-foot setback for septic tanks and drain fields from basements, not from accessory structures or areas of a primary structure without a basement. The Planning Commission discussed these concerns and asked to have the language under consideration forwarded to the Health Department for review and comment.

**Existing Business:**

1. Proposed Update to Garage Regulations:

The proposed changes to several sections of the zoning code were discussed. The Planning Commission reviewed the proposed formatting change to Section 1212.29. After discussion, they asked to have that part completed with the same general regulations applicable to sheds for review in September.

Grey asked if all garage doors should be required to have windows or only taller doors. After discussing the issue, the Planning Commission felt that requiring windows on more massive doors was appropriate.

Wolff stated he would work on completing Section 1212.29 and hopefully have a draft ready next month.

**New Business:**

1. Redevelopment Ready Communities:

The Planning Commission reviewed the Village's Baseline Report from the MEDC. Wolff asked if there were concerns from members of the Planning Commission on the Village moving forward the process.

Laraway, Grey, Simon, and Tafreshi all voiced support for the Village's continued involvement in the program.

**Public Comments:** None

With no further business, the Village Council adjourned at 8:46 PM.

  
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Jeffrey P. Grey  
Village Clerk