

PLANNING COMMITTEE/ZONING

JANUARY 13, 2022

Meeting called to order by Chairperson Mike Carey at 6:00 P.M. with the pledge of allegiance.

Roll Call showed Mike Carey, John Leutz Russell Bauwens and Ryan Warmboe present and Jacob Conery absent. Brock VanOss was also present.

Russell Bauwens made a motion to accept the minutes from the last meeting (October 14,2021) which was seconded by John Leutz and all members present voting "aye".

Bauwens then made a motion to accept the agenda and seconded by Leutz with all member present voting "aye".

The floor was opened for Public Comment on the Master Plan Amendments at 6:02 P.M..

There were no comments from the public or written correspondence.

The Public Hearing was then closed at 6:03 P.M..

Bauwens then made a motion to accept the Amendments and forward them to the Township Board for approval. This was seconded by Leutz. On a Roll Call vote, all members present voted "aye".

It was decided that the next meeting would be held in April at a date and time to be determined later.

Bauwens made a motion to adjourn and seconded by Leutz with all members present voting "aye".

The meeting was adjourned at 6:12 P.M..

Mansfield Township Planning Commission

Meeting Minutes – 5/19/2022

Meeting opened at 6pm with the Pledge of Allegiance and Invocation by Mike Carey.

Attendees: Mike Carey, Russ Bauwens, Ryan Warmboe, and Jacob Trulock. Absent: Jacob Conery

Other Attendees: Pam Minerick, Brock Van Oss, Jeff and Amy Jackson

Mike Carey resigned as chairperson and became the Ex-Officio Member and John Leutz resigned as secretary and as a member of the Commission.

Russ Bauwens was voted in as the new chairman

Ryan Warmboe was voted in as the new secretary.

Jake Trulock was introduced as a planning commissioner to replace John Leutz.

Russ Bauwens stated for this first meeting the board would review the changes made to the Zoning Ordinances made at the October, 2021 Planning Commission Meeting and expressed the desire to complete all the other changes within the next couple of months to submit a fully revised Ordinance Document to the Township Board on or before the August Meeting.

Pam Minerick presented to Board several issues that were presented to her:

The idea of reducing the minimum acreage requirement for MUF district zoning from 40 acres to 20 acres. This idea was raised because some township residents had expressed interest. The subject was tabled until next meeting.

The usage of shipping containers being used for storage.

Clarified that the Lake Ellen Bible Camp is under new management, Great Lakes Baptist Conference from Wisconsin.

Pam Minerick will be working with Abby Taylor, the Assessor to investigate a split that was done many years ago on the property known as the Way Dam Resort.

Discussion was held about an Air-BNB in the Lake Ellen Area and was agreed to be discussed further at a future meeting.

The meeting was then redirected to zoning ordinance updates.

Some minor changes were implemented, and these have been tracked by the secretary and by the zoning administrator.

Russ Bauwens will send out a list of all the tabled zoning changes from the October 2021 meeting to be discussed at the next meeting.

The next meeting, will be held on 6/9/2022 at 4pm.

The meeting was adjourned at 7:36pm.

Mansfield Township Planning Commission

Meeting Minutes – 6/9/2022

Meeting opened at 4:03pm with the Pledge of Allegiance and Invocation by Mike Carey.

Attendees: Mike Carey, Russ Bauwens, Ryan Warmboe. Absent: Jacob Conery and Jacob Trulock.

Other Attendees: Pam Minerick, Brock Van Oss, and Jeff Jackson.

Mike Carey motioned to approve the meeting minutes from 1/13/22 and Ryan Warmboe seconded; the motion passed.

Two amendments were made to the 5/19/22 meeting minutes, then Mike Carey motioned to approve, and Ryan Warmboe seconded; the motion passed.

The 6/9/22 meeting agenda was approved and passed in the same manner.

Updates to Zoning Ordinance:

- Formatting of “Lot Width” definitions
- Keeping the Commercial Zoning District
- Commercial side and rear setbacks changed to 30ft
- Section 400 was left as is
- Green burial was left out of the zoning ordinance
- The keyhole development definition was updated
- Zoning Matrix will be added as Appendix A and Zoning Maps will be added as Appendix B
- Deleting the “Mapping Solutions” blurb on the last page
- Inserting hyperlink to county GIS site on last page
- Inserting township board certification on last page

Shipping containers for storage will be permitted accessory uses for the MUF, A20, A40, R10, and C districts. They will require special land use permits in AR3 and RR districts. They will not be permitted in L1 and R1 districts.

The idea was again discussed to reduce the minimum lot size requirement for MUF. There is some desire for a reduction to 20 acre minimum from the current 40 acre minimum. This discussion was tabled until the next meeting with full attendance.

The price of a zoning ordinance book will be increased to \$30, and the price of a zoning application will be increased to \$40.

The idea of updating several other ordinances was discussed, including the adoption of a blight ordinance.

The next meeting will be held at a date to be determined. It is desired that all planning commissioners be in attendance, so we will have to find a time that works with everyone’s schedules.

Mike Carey motioned to adjourn the meeting and Ryan Warmboe seconded. The meeting was adjourned at 5:43pm.

Mansfield Township Planning Commission

Meeting Minutes – 7/7/2022

Meeting opened at 4pm with the Pledge of Allegiance and Invocation by Mike Carey.

Attendees: Mike Carey, Russ Bauwens, Ryan Warmboe, Jacob Conery, and Jacob Trulock.

Other Attendees: Pam Minerick.

Russ Bauwens motioned to approve the meeting minutes from 6/9/22 and Ryan Warmboe seconded; the motion passed.

Mike Carey motioned to approve the 7/7/22 meeting agenda and Ryan Warmboe seconded; the motion passed.

Amy Jackson was not in attendance but was welcomed as the new alternate planning commissioner.

Russ would like to see Mike stay on the Zoning Board of Appeals because he represents both the planning commission and the township board. We need to find a new non-employee of the township to appoint to the ZBA.

A few more revisions to the zoning ordinance were discussed. Mike motioned to approve all zoning changes made and Ryan seconded; the motion passed.

An ordinance update committee was also discussed to adopt new blight and noxious weed ordinances.

The planning commission came to a unanimous decision to keep the MUF zoning district at a 40-acre minimum for now, but it would still be a good topic for a public hearing.

The next meeting will be held at a date to be determined. It is desired that all planning commissioners be in attendance, so we will have to find a time that works with everyone's schedules.

Mike Carey motioned to adjourn the meeting and Russ Bauwens seconded. The meeting was adjourned at 5:16pm.

Mansfield Township Planning Commission

Meeting Minutes – 8/25/2022

Meeting opened at 6pm with the Pledge of Allegiance and Invocation by Mike Carey.

Attendees: Mike Carey, Russ Bauwens, and Jacob Trulock. Absent: Ryan Warmboe, Jacob Conery

Other Attendees: Pam Minerick. Arrived a couple of minutes after the meeting was adjourned.

Mike Carey motioned to approve the meeting minutes from 7/7/22 and Russ Bauwens seconded; the motion passed.

Mike Carey motioned to approve the 8/25/22 meeting agenda and Jacob Trulock seconded; the motion passed.

Russ Bauwens provided the changes made to the Zoning Board of Appeals that was made at the Township Meeting held on 8/17.

Russ Bauwens then opened the Public Hearing to discuss the Zoning Ordinance Proposed Amendments at 06:05 PM.

Russ Bauwens reviewed the Hearing Rules and Procedures and provided a summary of the proposed changes.

There was no one from the public that attended the meeting. Russ Bauwens also noted that he did not receive any emails or written correspondence prior to the meeting.

The Public Meeting was then closed at 6:08 PM.

Mike Carey motioned to approve sending the proposed Zoning Ordinance Amendments to the Township Board for approval at their next meeting to be held on 9/21/2022. Russ Bauwens seconded, the motion passed.

Discussion as to when the next Planning Meeting should be held in either early November or in January of 2023.

Mike Carey motioned to adjourn the meeting and Russ Bauwens seconded. The meeting was adjourned at 6:23 PM. Pam Minerick arrived and provided the Zoning Administrator report.