

MINUTES-SPECIAL MEETING  
BEDFORD TOWNSHIP PLANNING COMMISSION  
8100 JACKMAN ROAD, TEMPERANCE, MICHIGAN  
NOVEMBER 16, 2016

**PRESENT:**

MARYANNE BOURQUE, CHAIR  
KORLEEN BIALECKI, VICE-CHAIR  
PAUL PIRRONE  
JAKE LAKE, SECRETARY  
TOM ZDYBEK  
MATT ANGERER  
ROBYNE BUSH

**EXCUSED:**

NONE

**ALSO PRESENT:**

MARTY KAMPRATH, LEGAL COUNSEL, LENNARD, GRAHAM & GOLDSMITH  
KAREN M. KINCAID, PLANNING AND ZONING ADMINISTRATOR  
JODIE L. RECTOR, PLANNING AND ZONING ASSISTANT

Bourque called the Bedford Township Planning Commission meeting to order at 7:04 p.m. The Pledge of Allegiance was said. Lake called the roll. Quorum present.

**APPROVAL OF THE AGENDA**

*Motion by Bush, supported by Zdybek, to approve the agenda. Motion carried.*

**APPROVAL OF THE MINUTES**

*Motion by Bush, supported by Lake, to approve the minutes of October 26, 2016. Abstain: Bialecki and Zdybek. Motion carried.*

**PUBLIC COMMENT (LIMIT 3 MINUTES)-None**

**NEW BUSINESS**

- A) **OPEN THE PUBLIC HEARING REGARDING THE LANDIS-DOWLATKHAH REQUEST FOR A REZONING OF PARCEL NUMBER 5802-031-045-00, OTHERWISE KNOWN AS 6725 WHITEFORD CENTER ROAD, LAMBERTVILLE, MI 48144, FROM C-1, LOCAL COMMERCIAL TO R-2A, SINGLE FAMILY RESIDENTIAL.**

*Motion by Bush, supported by Angerer, to open the public hearing at 7:05 p.m. Motion carried.*

Kincaid reviewed the analysis stating the request is to rezone a one acre parcel from C-1, Local Business, to R-2A, Single Family Residential. The existing lot of record has 14' of frontage on Whiteford Center Road where in a C-1 District 100' of frontage is required. The applicant has indicated she inherited the property and to the best of her knowledge a single family residential use has been in existence for approximately 26 years. Per Ordinance Section 400.1902.4 "Non-conforming Structures", should such structure be destroyed by any means to an extent of more than 60 percent of its replacement costs, exclusive of the foundation, it shall be reconstructed only in conformity with the provision of this Ordinance.

The parcel located to the South of the subject parcel is zoned C-1, Local Business, and is the location of Doug's Party Store where all remaining surrounding parcels are zoned R-2A, Single Family Residential.

Kincaid continued, saying the Master Plan adopted on October 28, 2015 designates this area as Suburban Residential and further describes the intended use of single family homes with the character of 1 dwelling unit.

**Principal uses permitted: R-1 through R-3 400.401**

In a One-Family Residential District, no building or land shall be used and no building shall be erected except for one or more of the following specified uses unless otherwise approved in this Ordinance:

- 1) One-Family detached dwellings.

- 2) Publicly owned and operated libraries, recreational facilities, parkways and park facilities, except that any ponds to be created incident to a public park facility shall be subject to special approval pursuant to Section 400.403
- 3) Cemeteries which lawfully occupied land at the time of adoption of this Ordinance.
- 4) Public, parochial and other private elementary schools offering courses in general education, and not operated for profit; subject to the provisions of Section 400.1919
- 5) Family day care homes which are registered.
- 6) Accessory buildings and uses, customarily incident to any of the above permitted uses. Accessory buildings may include a private garage for each residential lot in which there may be housed not more than three motor vehicles, not more than one of which may be a commercial vehicle, not larger than a regularly manufactured pickup or panel truck of one and one-half ton capacity which shall be housed within a garage when not in use, and provided said commercial vehicle is owned or operated by a member of the family who resides on said lot.
- 7) Private pools shall be permitted as an accessory use within the rear yard or side yard, with conditions.

***Uses permitted subject to special conditions: 400.402***

- 1) Places of Worship with conditions
- 2) Public, parochial and private intermediate or secondary schools offering courses in general education, not operated for profit, with conditions 400.1919 and 400.1915
- 3) Golf courses with conditions
- 4) Colleges, universities and other such institutions of higher learning with conditions
- 5) Cemeteries with conditions
- 6) Accessory buildings and uses customarily incident to the above permitted uses.

***Principal uses permitted subject to special approval: 400.403***

- 1) Utility and public service buildings and uses when operating requirements necessitate the locating of said building within the district in order to serve the immediate vicinity.
- 2) Child care centers with conditions
- 3) Group day care homes with conditions
- 4) Private non-commercial recreational areas with conditions
- 5) Ponds as an accessory use incident to a public park facility or golf course on a parcel of land not less than five acres in size, or as an accessory use incident to a single family dwelling on a parcel of land not less than ten acres in size, subject to the additional procedures, provisions, and requirements as provided by the Bedford Township Pond Ordinance as may be amended.
- 6) Private stables and private kennels with conditions
- 7) Accessory buildings and uses customarily incident to the above permitted uses.

Lastly, Kincaid said it should be noted that a rezoning from C-1, Local Business District, to R2-A, Single Family Residential District, will bring the existing residential use into compliance with a residential zoning.

**Susan Landis**—Ms. Landis stated she had acquired the home when her brother passed and in settling the estate has a potential buyer, however with the current zoning the buyer is unable to acquire financing.

***Motion by Bush, supported by Lake, to close the public hearing at 7:10 p.m. Motion carried.***

Lake stated the proposed request is consistent with Master Plan and surrounding area, Commission Members agreed.

***Motion by Lake, supported by Bush, to recommend approval of the request of Landis-Dowlatkah for a rezoning of parcel number 5802-031-045-00, otherwise known as 6725 Whiteford Center Road, Lambertville, MI 48144 from C-1, Local Commercial to R-2A, Single Family Residential as it is consistent with the Master Plan, consistent with zoning of surrounding parcels and will bring the parcel use closer to compliance.***

Mr. Kamprath advised the applicant of the rezoning process.

***Roll call as follows: voting Aye: Lake, Bush, Zdybek, Angerer, Pirrone, Bialecki and Bourque. Voting Nay: None. Excused: None. Motion carried.***

***B) OPEN THE PUBLIC HEARING REGARDING THE REQUEST OF BILJON INVESTMENTS, LLC FOR APPROVAL FOR A PRELIMINARY PLANNED UNIT DEVELOPMENT PLAN FOR A 97- UNIT CONDOMINIUM PROJECT ON PARCEL NUMBERS 5802-030-099-08 & 5802-030-100-10, LOCATED ON ADLER ROAD NORTH OF STERNS ROAD.***

***Motion by Bush, supported by Zdybek, to open the public hearing at 7:15 p.m. Motion carried.***

Kincaid said the subject parcels are currently R-2A, Single Family Residential zoned and located on Adler Road south of Clegg Road. The parcels proposed for the PUD consist of 31.201 +/- acres and have a combined total of approximately 457.58 feet on Adler Road. The project frontage is not contiguous and provides a separation between the two ingress/egress points on Adler Road. Kincaid continued saying the PUD contains 97 detached units to be developed in five phases. Phase I, II and III each having 23 units, Phase IV 16 units and Phase V 12 units. No development timeframe has been provided and no units within the PUD will have direct access to Adler Road. While the Township can request up to a 100' setback for PUD developments, the developers are requesting, and as has been the practice in the past, the setback be relaxed when a residential PUD is adjacent to a residential zoning district. Kincaid said a single family residential required rear yard setback is 35' and the subject sites have a varying rear yard setback with the least being 35' for units 3, 60 & 61 increasing from there for all exterior lots that abut properties outside of the PUD. Sidewalks are proposed around the interior units and extend to Adler Road. Kincaid noted the properties to the north, east and south are R-2A, Single Family Residential Zoned and the property to the west is within Whiteford Township. Kincaid continued, saying municipal water and sanitary sewer service will be available to the site. The roads are private and will be designed and built to Monroe County Road Commission standards with 27' in width and back to back curb and gutter. Kincaid said all storm drainage is private and will be designed and built to public standards. Lastly, Kincaid added any preliminary approval shall be contingent upon addressing all issues and obtaining approval from the reviewing agencies, including the MCDC, the MCRC, MSG and the Fire Department review letters. Prior to any Final PUD consideration the applicant shall prepare a PUD agreement and all necessary condominium documents shall be submitted and approved by the Township Attorney, the special assessment district for street lighting shall be entered into between the Township and the developer and all color scheme, building materials and building renderings shall be submitted; and a landscaping and buffering plan shall be submitted. Kincaid also noted that a condominium association shall be established.

**Bill Decker Jr.-2798 W. Dean Road- Owner-**Mr. Decker was available to answer any questions.

Mr. Kamprath said if a schedule for the phasing is not supplied, the PUD Ordinance has a default in accordance with Section 400.1701A (sub-paragraph). Mr. Kamprath also noted the PUD Ordinance requires 30% open space, which shall be noted on the submitted plan. Mr. Kamprath further commented on the Fire Department's review letter referring to each phase of the development, saying each phase must be able to stand alone, and Fire Chief Whipple stated the installation of the second access shall be part of phase four development. Bourque asked for clarification on the connection to Dartmouth Drive and Mr. Decker stated there is no road connection to Dartmouth Drive.

**Darren Wyckoff-7109 Shady Grove-**Mr. Wyckoff voiced concern with increase in traffic on both agenda items, and commented on insurance and fees if all the phases are not complete. Mr. Wyckoff said he has had past experience with a project in Monroe, further expressing concern regarding the infrastructure of both Sterns and Adler roads.

**Jeff Stockard-4222 Clegg Road-**Mr. Stockard commented on the condition of the roads and if the infrastructure of Adler Road would be able to handle the increase of traffic. Mr. Stockard requested a time frame of the phasing, voiced concern with the increase of traffic while being within a school zone on Clegg Road.

**Dean Skillman, Son of Judith Skillman- 4133 Clegg Road-**Mr. Skillman voiced concern on property taxes and property values, buffering requirements and requirements or availability to tap into city water and sewer.

**Josh Morgan-4167 Clegg Road-**Mr. Morgan voiced his opinion on moving into Bedford to get away from the city and Bedford is quickly becoming a city with heavy traffic.

**Susan Marsh-4211 Clegg Road-**Ms. Marsh questioned the change of plan from a subdivision to the Planned Unit Development, asking if there was a hardship for the developer with the previous type of development, further expressing concern on the high number of units and how the development will affect property values, especially if

subletting the condominium. Ms. Marsh requested the Commission take all concerns into consideration as there are so many unanswered questions and concerns.

**Kurt Schlagheck-4257 Clegg Road**-Mr. Schlagheck voiced concern on drainage issues as his property and his neighbor's property hold water in the spring. Mr. Schlagheck also made reference to the infrastructure of Adler Road and the increase in traffic and construction vehicles.

**Jeffery Skillman-4228 Clegg Road**-Mr. Skillman inquired if the surrounding parcels on Clegg or Adler Roads would be required to tap into city water and sewer.

***Motion by Zdybek, supported by Bush, to close the public hearing at 7:30 p.m. Motion carried.***

Zdybek asked for clarification on the definition of this "condominium project". Mr. Decker Jr. stated ranch style, single family residential homes with deed restrictions. Mr. Decker Jr. referenced Grey Estates as a similar development. Mr. Decker Jr. answered some concerns stating an approximate cost of a house and lot package is \$225,000- \$350,000. Mr. Decker stated the water will be brought from Sterns Road to the development almost all the way to Clegg Road and the availability to tap into the city water would be given, but to require residents to tap into city water is out of his jurisdiction. Mr. Decker Jr. stated as far as drainage, the MCDC will review once submitted; further saying he feels development may improve any current drainage issues and the development would not have any adverse effect to neighboring properties. Mr. Decker Jr. estimated a build out time frame from start to finish at two years, and agreed with previous comments regarding the condition of Adler Road, saying, however, Adler Road is under the jurisdiction of the MCRC and is divided within Bedford and Whiteford Townships. Pirrone asked if Adler Road was on the road improvement plan and Kincaid stated she is unsure as it would be a coordinated plan between Bedford Township and Whiteford Township.

Pirrone addressed the expressed concern of traffic from the residents and stated everyone leaves and returns at different times throughout the day. Pirrone asked Mr. Kamprath to discuss the process if all the requirements are met by the applicant. Mr. Kamprath said the Planning Commission itself does not approve the request; the Planning Commission gives a recommendation to the Township Board. The Township Board relies on the commission to listen to the concerns expressed at the public hearing. Mr. Kamprath continued, stating part of the Planning Commission's job is to review each project submittal and make a determination based on meeting the criteria of the ordinance. If the plan meets the criteria, the Planning Commission should convey that information within its findings. Mr. Kamprath added should the Commission find the plan does not meet the requirements of the ordinance, those aspects should be conveyed. Mr. Kamprath said the Commission and the Township Board have the discretion to vary the setbacks and buffering requirements under certain circumstances. Mr. Kamprath stated with a PUD the design can be unique as it is to gain 30% common open space. Mr. Kamprath added a PUD is a mixed use development with residential and commercial use. Lastly, Mr. Kamprath stated the Commission would be hard pressed to deny or turn down a request without good reason if all the requirements of the ordinance are met.

Bourque stated the proposed submittal is a preliminary request and Mr. Kamprath concurred that before the developer moves forward with engineering, they rely on a conceptual approval of the layout of the plan. Kincaid stated the conceptual plan is sent to the reviewing agencies, there may not be an absolute approval from the agencies; as at this stage it is a concept and the issues in the review letters will have to be addressed before Final PUD approval.

Bush asked if the proposal fits with the Master Plan. Lake stated he does not feel the project is consistent with the area; however, it is consistent with the Master Plan. Bialecki added, as Chair of the Master Plan Steering Committee, she advised on the amount of time spent on studies within the Township with respect to the Master Plan, where it has been shown there is a high demand for this type of residential housing. Bialecki added the developer may want to consider within the condominium bylaws documents some requirement of "owner" occupied to avoid subletting. Bush questioned the open space requirement. Kincaid said the calculation must be shown on the plan. Mr. Decker Jr. offered to meet with any residents who wanted to further discuss their concerns. Lake referred back to the ordinance and requirements, the Fire Department's concern regarding phasing, open space, and addressing all issues in the reviewing agencies' letters. Zdybek referred to other developments within the township and this type of development being in demand. Lake agreed. Planning Commission members further discussed demographics, type of development and the intent of the Master Plan.

*Motion by Bialecki, supported by Zdybek, to recommend to approve the request of Biljon Investments, LLC for a Preliminary Planned Unit Development Plan for a 97-Unit Condominium project on parcel numbers 5802-030-099-08 & 5802-030-100-10, located on Adler Road North of Sterns Road, contingent upon addressing all issues and obtaining approval from the MCRC, MCDC, MSG and the Bedford Township Fire Department. Also, prior to Final PUD consideration the applicant shall prepare a PUD agreement and all the necessary condominium documents are to be submitted and approved by the Township Attorney, a special assessment district for street lighting shall be entered into between the Township and the developer, all color scheme, building materials and building renderings shall be submitted, a landscaping and buffering plan is to be submitted, a condominium association shall be established, and the developer shall address the issues stated per ordinance, Section 400.1702 A, # 10. Common Open Space and #15 Site Project Construction, Phasing and Bonding.*

*Roll call as follows: Voting Aye: Bialecki, Zdybek, Bush, Angerer, Pirrone, Lake and Bourque. Voting Nay: None. Excused: None. Motion carried.*

Bialecki inquired when the plan would be presented to Monroe County Planning and Kincaid advised a conceptual approval is presented to the Planning Commission for a recommendation to the Township Board, then the Township Board will make a decision. Kincaid continued stating when the plan is presented to the Planning Commission for a recommendation for a Final PUD Approval and rezoning the property from R-2A to Planned Unit Development, the request will be forwarded to Monroe County Planning for a recommendation and back to the Township Board for a final decision.

**C) OPEN THE PUBLIC HEARING REGARDING THE REQUEST OF MONTRI ESTATES FOR APPROVAL FOR A PRELIMINARY PLANNED UNIT DEVELOPMENT PLAN FOR A 61-UNIT CONDOMINIUM PROJECT ON PARCEL NUMBERS 5802-028-052-00 & 5802-028-051-00, LOCATED ON STERNS ROAD.**

*Motion by Angerer, supported by Lake, to open the public hearing at 7:59 p.m. Motion carried.*

Kincaid said the subject parcels are currently R-2A, Single Family Residential, zoned and located on the north side of Sterns Road between Douglas Road and Jackman Road, north of Silo Meadows subdivision. The parcels proposed for the PUD consist of 20.345 +/- acres and have approximately 818' of frontage on Sterns Road; however, Bragden Ditch traverses the south portion of the property, includes an extensive flood plain thus resulting in an exclusion of most of the road frontage on Sterns Road. Kincaid said the project frontage will consist of approximately 115' to allow for development access to the north of Bragden Ditch. Kincaid stated the PUD consists of 61 detached units to be developed in three phases. Phase I consists of 19 units, Phase II contains 18 units and Phase III has 24 units. No development timeframe has been provided. Kincaid stated no units within the PUD will have direct access to Sterns Road. While the Township can request up to a 100' setback for PUD developments, the developers are requesting, and it has been the practice in the past, that the setback be relaxed when a residential PUD is adjacent to a residential zoning district. A single family residential rear yard setback is 35' and the subject sites have a 25' perimeter setback with a 10' building envelope setback resulting in a 35' rear yard setback. Kincaid noted sidewalks are proposed around the interior units within the project. Kincaid added the properties to the north and west are R-2A, Single Family Residential zoned and to the south and east R-2B, Single Family Residential zoned. Kincaid advised municipal water and sanitary sewer service will be available to the site and the roads are private and will be designed and built to MCRC standards with 27' in width and back to back curb and gutter. Kincaid said all storm drainage is private and will be designed and built to public standards. Lastly, Kincaid added any preliminary approval shall be contingent upon addressing all issues and obtaining approval from the reviewing agencies, including the MCDC, the MCRC, MSG and the Fire Department review letters. Kincaid noted prior to any Final PUD consideration all flood zone and wetland concerns must be reviewed and addressed, the applicant shall prepare a PUD agreement and all necessary condominium documents shall be submitted and approved by the Township Attorney, the special assessment district for street lighting shall be entered into between the Township and the developer and all color scheme, building materials and building renderings shall be submitted along with a landscaping and buffering plan. Kincaid said a condominium association shall be established.

**Richard Montri-7147 Maplewood Drive-Owner/Developer**—Mr. Montri was available to answer any questions. Bourque asked about removing the existing home within the proposed development parcel. Mr. Montri stated the home will be torn down.

**Lavonne Weinrouch-7513 Bernard-**Mr. Weinrouch asked for clarification on size of units, layout, floorplan, if the units will be attached, and voiced concern on traffic. Bourque stated the units will be standalone, single story homes. Bourque stated homes will be purchased and there will be a home owners association.

Bush asked Mr. Kamprath to explain the public comment time. Mr. Kamprath stated public comment time is for the public to make comments, and is not a question and answer period; however, the Chair does have some latitude on fielding questions, but the questions do not have to be addressed or answered.

**Michael Franceus-2268 Fox Hollow-**Mr. Franceus advised he represented a group of residents supplying a petition from the surrounding properties his wife Debbie had interviewed. Mr. Franceus requested the Commission to consider the location of the proposed development as Mr. Franceus agreed with the type of development and the direction of the township. Mr. Franceus continued to voice the concerns of a suitable area with the Master Plan due to the heavy traffic, the number of units, reduced privacy, and reduction in property value. Mr. Franceus stated a condominium project is not consistent with the area. Lastly Mr. Franceus stated he is not opposed to the project as it will be a positive economic value to the Township however maybe a decrease in the number of units with increased lot size and in an area where it would have a less adverse effect on the community at large.

**Darren Wyckoff-7109 Shady Grove-**Mr. Wyckoff voiced concern on property values, the close proximity to other development and said the project does not represent what is in the surrounding area. Mr. Wyckoff voiced a concern regarding home value depreciation, subletting, or foreclosure. Mr. Wyckoff felt that would leave an apartment type complex. Mr. Wyckoff also opposed the number of units proposed.

**Michael Gurzynski-2210 Four Meadows Drive-**Mr. Gurzynski agreed with all previous comments.

**William Thompson-7489 Bernard-**Mr. Thompson voiced concern on this type of additional development within the township, cost and effect on the schools, and concern to have a second ingress/egress.

**Cheryl Grodie-7475 Bernard-** Ms. Grodie also voiced concern on a second ingress/ egress not off Sterns and additional traffic with safety of children and bus stop locations.

**Christopher Kline- 2145 W. Sterns-**Mr. Kline advised the Commission of a near fatal accident recently within the area.

**Dave (last name inaudible)-7494 Bernard-** voiced concern with connection from Charlotte, or is the only means of ingress/egress off Sterns Road.

**Todd Montri-2054 W. Sterns-** Montri Ruffing Investments, LLC-Mr. Montri stated there is only one access on Sterns Road, however there is a possibility for an emergency access. Mr. Montri offered to answer some of the concerns stating the units would be approximately 1500 square feet, \$200,000 and up, single story and added there is an additional parcel to the west of the open field that is part of the development. Mr. Montri referred to the development of Summerfield Woods as a similar development. Mr. Montri advised there will be deed restrictions.

**Robin Adkins-7485 Bernard-** Ms. Adkins voiced concern on buffering requirements.

**Lavonne Weinrouch-7513 Bernard-** commented on traffic.

*Motion by Zdybek, supported by Bush, to close the public hearing at 8:29 p.m. Motion carried.*

Zdybek asked for clarification from either developer regarding an impact the developments would have on the school system.

**Bill Decker Jr. - 2798 W. Dean Road-** Mr. Decker explained both of the proposed developments are unique in that taxes will be paid but will not add additional load to the school system, as the deed restrictions are less appealing to families in that no swing sets, sand boxes, pools, etc. will be permitted.

Bush voiced concern on safety and the amount of increase in traffic on Sterns Road and suggested some sort of alleviation plan. Kincaid advised while the roads inside the project are private, the access and the entrance is within the road right-of-way under the jurisdictions of MCRC. Kincaid added the MCRC will review and any conditions will be addressed between the developer and the MCRC, as Sterns Road is also under the jurisdiction of the MCRC.

Further discussion continued on traffic and the public concerns, the type of development, Master Plan, age restriction, and deed restrictions within the development. Bourque added this is a preliminary recommendation and will require the same process as the Adler Estates PUD. Kincaid commented on the Township's zoning districts, saying this development is a PUD with an underlying zoning of R-2A, Single Family Residential.

*Motion by Bialecki, supported by Lake, to recommend to approve the request of Montri Estates, for a Preliminary Planned Unit Development Plan for a 61-Unit Condominium project on parcel numbers 5802-028-051-00 & 5802-028-052-00, located on the North side of Sterns Road between Douglas and Jackman roads, contingent upon addressing all issues and obtaining approval from the MCDC, MCRC, MSG, and the Bedford Township Fire Department review letters. Also, prior to any Final PUD consideration, all flood zone and wetland concerns must be reviewed and addressed, the applicant shall prepare a PUD agreement and all necessary condominium documents shall be submitted and approved by the Township Attorney. The special assessment district for street lighting shall be entered into between the Township and the developer, all color scheme, building materials and building rendering shall be submitted, a landscaping and buffering plan shall be submitted, and a condominium association shall be established.*

*Roll call as follows: Voting Aye: Bialecki, Lake, Zdybek, Angerer, Pirrone and Bourque. Voting Nay: Bush. Excused: None. Motion carried.*

#### ***D) DISCUSSION REGARDING SECONDARY AGRICULTURAL/RURAL RESIDENTIAL ZONING ORDINANCE.***

**Lucie Fortin-MSG-Bedford Township Planner**-Ms. Fortin referred to the joint meeting of the whole where this zoning ordinance amendment was previously discussed. Ms. Fortin gave a briefing on the handout that was supplied. Ms. Fortin discussed the direction with the Master Plan moving forward to create an area specific to focus on preserving agricultural farmland. Ms. Fortin stated in adopting the Master Plan density was deeply looked into in a rural residential area and ideally 2.5 acre lot was adopted with the Master Plan. Ms. Fortin explained Agricultural Estates within the Agricultural Zoning District identified with the zoning map which no longer exists with the new Master Plan and the intent needs to be replaced. Ms. Fortin reviewed the handout and reviewed other townships within the state. Ms. Fortin reviewed Ida, Dundee, Milan and Summerfield Township which have a sliding scale zoning so the number of splits allowed is based on the parent parcel. Ms. Fortin specifically stated Milan is little different is referred to area based which is a percentage of the parent parcel. However, Ms. Fortin added the entire areas all limit to parcel size and the number of splits allowed. Ms. Fortin further reviewed with the Commission Members an overview of the handout supplied and discussion on moving forward to continue to work on amending the zoning ordinance. Ms. Fortin discussed Silo Township having almost half of Silo Township within a greenbelt area and the Township itself has an agricultural preservation area. Ms. Fortin went over the number of splits allowed based on the size of the parent parcel. Ms. Fortin believed there should be two districts, one that's rural residential and agricultural preservation area referring back to the handout for examples. Discussion continued on the areas proposed and the requirements. Ms. Fortin advised the proposal in moving forward to this zoning amendment of the ordinance would move towards 2.5 acres and 165' of frontage preserving the rural character in a rural residential. Bush inquired on assessment value and taxable value. Pirrone said if the changes in property zoning would that change the assessed value of the property. Kincaid stated currently if an Agricultural property has a single family dwelling it is assessed as the single family residential use which is determined through the assessing department. Kincaid stated that within the agricultural zoning district there are some requirements that would still have to be met to allow that type of use such as ponds and horses and for example with Rural Residential Zoning District 2.5 acre requirement in an Agricultural Zoning District is requires a min. of 5 acres for horses. Mr. Kamprath added to for the Commission to keep in mind this is just discussion and if one was seeking to divide up a parcel of land and the requirements to do so, by no means is it changing the permitted uses of the Agricultural Zoning District. Ms. Fortin encouraged the Commission to continue to review the handout as this is a complicated issue and if the commission is in agreement to move forward. Lake appreciated Ms. Fortin working on this with conforming to the Master Plan. Pirrone also appreciated Ms. Fortin for being in attendance as the discussion has made it clearer. Commission

Members agreed. Lake inquired on receiving further data that was done. Ms. Fortin agrees to send to Lake. Kincaid stated since there is positive information, Commission members agreed to move forward.

***PUBLIC COMMENT –None***

***INFORMATION – Kincaid thanked the members for changing their schedule to accommodate for this special meeting, also Kincaid advised currently no items scheduled for the December 14<sup>th</sup> meeting but should there be anything submitted due to the holidays that will be the only meeting for December.***

***COMMISSION / STAFF COMMENT –***

Pirrone loved the fact the Commission is not afraid to ask questions to gain information to answer the public's questions. Pirrone also thanked the Commission for the time he has served as this is his last meeting. Bourque wished Pirrone good luck moving forward as Township Supervisor and thanked him for his time on the Commission.

***ADJOURNMENT – The meeting was duly adjourned at 9:22 p.m.***

*Respectfully submitted,  
Jodie L. Rector*