

Planning Commission Meeting
PARTRIDGE TOWNSHIP
February 22, 2017

Chairman Scott Peterson called the meeting to order at 6:03 pm. Those present were Zoning Administrator Luke Johnsen, Planning Commission member, Scott Peterson, Tony Ecklund, Gary Stitt, Daryl Klocke, also present were Ovid Jensen and Anne Stitt.

Scott stated he wasn't sure what issues there were with the Zoning Ordinance, that in 2014 the Commission and Board of Supervisors had several meetings with the Township Attorney Tim Strom to clean up the Zoning Ordinance. He stated it is a legal working Ordinance which the Township is bound to enforce and follow and there are no issues being brought to the Planning Commission that he has been aware of.

Ovid said he would give a little background from his experience. He had attended a meeting that addressed a new thing of Solar Farms and he had asked his fellow Township Supervisors if this was something they thought the Planning Commission should be aware of, through discussions with the Board they felt it was appropriate to have the Commission meet to discuss the Zoning Ordinance.

Daryl stated that the Township hired someone very knowledgeable with Township Ordinances to look at our Zoning and this is a simple document to protect the Township, and certain situations such as a Solar Farm would require a Conditional Use Permit and other situations would require a variance. And it is the job of the Zoning Administrator to follow and enforce the Zoning Ordinance as written to protect the Township. So if someone contacted the Zoning Administrator he would have to direct them to the correct process to address their desired project and if there were questions that needed clarification he would then contact Planning Commission members and if further clarification or discussion was needed a meeting would be called.

Zoning Administrator Luke Johnsen asked about how the Township can enforce it? He said what if someone builds and doesn't follow set backs? Daryl said he felt they would then have to apply for a variance as they didn't follow the ordinance. Daryl said that we have to be diligent in making sure that the property owners and residents are following the ordinance. Luke asked what if someone doesn't apply for a building permit. It was decided if the township was aware of these situations a letter would be sent to the property owner requesting building permit and fee, if they do not comply the Township can access the fee to their property taxes, along with the building permit fee would also be an administrative charge for the time involved on the Township's behalf.

Luke said there was some areas in the ordinance that he felt were unclear and some areas that he didn't necessarily think were followed. Luke also mentioned while he had the building permits he did not have the applications for the Conditional Use Permit or Variance. The clerk said she would email him these documents so he would have them on file.

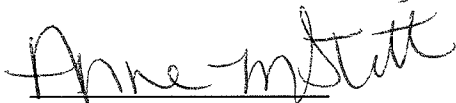
The Commission as a whole felt that the Ordinance was very clear, and a strong legal document that must be followed and enforced. If the Zoning Administrator is not enforcing it then that is a problem.

Daryl made a motion to not make any changes to the Zoning Ordinance, however, give the Zoning Administrator the CUP and Variance applications, and then help and guidance from the Planning Commission to support the Zoning Administrator and clarify issues as they arise. Tony made a second. Motion carried 4-0.

Motion by Tony to adjourn the meeting, second by Gary. Motion carried 4-0.

Meeting adjourned at 6:45 p.m.

Respectfully submitted by,

A handwritten signature in cursive script that reads "Anne Stitt". The signature is written in black ink and is positioned above a horizontal line.

Anne Stitt, Clerk

Scott Peterson, Chairman