

Administration Building

GOVERNMENT FORMS & SUPPLIES 844-224-3338 FORM NO. 10148

Held 11010 Washington Street August 13, 2020 20 1

MEMBERS PRESENT: TODD AZNAVORIAN, ALBERT TIEN, DENNIS BERGANSKY, JEFF PULSFORD, ,
 TED VAN HYNING,

MEMBER ABSENT: SCOTT KAMENIR, SCOTT BROCKMAN

The Auburn Township Zoning Commission was called to order by Chairman Todd Aznavorian at 7:00 PM.

Roll call was taken. Members present were Todd Aznavorian, Dennis Bergansky (arrived at 7:20 PM); Albert Tien, Jeff Pulsford, and Ted Van Hyning.

The Pledge of Allegiance was led by Albert Tien.

Motion by Todd Aznavorian to approve the minutes of March 14, 2020. The motion was seconded by Jeff Pulsford. Vote: Aznavorian, yes; Bergansky, yes; Pulsford, yes; Tien, yes, and Van Hyning, yes. Motion passed.

Under old business, the Board continued filling in the Schedule of Uses from Article 4A. Under (c) Retail/Services (9) Planned Business Development (PBD). A discussion took place as to whether this item should be removed and what the purpose was.

A discussion also took place regarding (11) General Business (the definition) and B-1 General Business District, and the repetition of line items on the schedule and in the definition of "General Business". It was noted that since line item (10) restaurants is permitted across the page, it will be taken out of the definition of Business, General; since Business, General is excluded in B-4 and I-1. In addition to "eating places" [restaurants] banks must also be removed from the definition, because it has its own line item.

Under New Business was a discussion for additional meeting dates. The following dates will be added to the Zoning Commission's calendar: **August 27, September 24, October 22, and November 19, 2020.** In most cases, the dates are the 4th Thursday of the month, except November will be the 3rd Thursday because of the Thanksgiving holiday.

The revised draft copy of the zoning resolution was distributed to the members. It was explained that this draft copy of the zoning resolution are the suggested changes from the Township's consultant David Dietrich. The suggested changes were incorporated into the resolution to make it easier of the Commission members to edit.

The next meeting will be August 27, 2020.

Motion by Albert Tien to adjourn the meeting. The motion was seconded by Todd Aznavorian.

Before the vote was taken, a member of the audience asked to comment. It was explained that the Commission was only addressing essential business.

Mike Hornsby proceeded with his comments. He indicated that he felt after listening to the Commission at two meetings that the Board was open minded and progressive and open for suggestions. He continued stating that he was asking the Commission to consider adding "service companies" as a permitted use in the B-1A zoning district. He further explained that he purchased property in B-1A zoning district to only find out that his use was not permitted in the district based on a conversation with the zoning. He explained what his proposed use entailed and how he felt it would be a good "fit" in that

RECORD OF PROCEEDINGS

Minutes of

AUBURN TOWNSHIP ZONING COMMISSION—REGULAR

Meeting

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area and by rezoning, the Township could attract other "service oriented businesses". A discussion took place regarding his trucking company. He also commented on his current location in Troy Township and his zoning issues with Troy Township.

It was explained that rather than rezoning that area, he has the right to ask for a use variance for his property. Mr. Hornsby indicated that he cannot obtain bank financing with a Conditional Use Permit, since the conditional use permit could be pulled. A discussion also took place regarding a use variance versus a conditional use.


To conclude the meeting, Mr. Azavorian commented on the options available to Mr. Hornsby.

Again, **Motion by Albert Tien to adjourn the meeting. The motion was seconded by Todd Aznavorian. Vote: Aznavorian, yes; Bergansky, yes; Pulsford, yes; Tien, yes, and Van Hying, yes. Motion passed.**

The meeting was adjourned.

Minutes submitted by

Minutes Approved on:


Jane Hardy, Secretary

August 27, 2020

Todd Aznavorian, Chairman