RECORD OF PROCEEDINGS

Minutes of AUBURN TOWNSHIP ZONING COMMISSION—**REGULAR MEETING** Meeting

Auburn Township Administration Building

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

Held ~~11010 Washington Street~~ ~~September 8, 2022~~ 20 ~~1~~

MEMBERS PRESENT: SCOTT BROCKMAN, JEFF PULSFORD, TED VAN HYNING, JASON WEIN

MEMBER ABSENT: DENNIS BERGANSKY, CHAD CANFIELD

The Regular Meeting was called to order by Chairman Ted Van Hyning at 7:02 PM.

Roll call was taken. Members present were Jason Wein, Scott Brockman, Jeff Pulsford, Ted VanHyning.

Members absent were: Dennis Bergansky and Chad Canfield.

David Dietrich was also present.

Pledge of Allegiance led by David Dietrich.

The Commission Members started reviewing the minutes from the last meeting.

A short discussion took place regarding food trucks and a possible amendment on this topic will be discussed at a later date.

Motion by Scott Brockman to approve the meeting minutes. The motion was seconded by Jeff Pulsford. Vote: Wein, yes; Brockman, yes; Van Hyning, yes; and Pulsford, yes. The motion passed.

Mr. VanHyning commented that there is no new business.

Mr. Van Hyning continued to the next item on the agenda. A discussion took place on the possibility of revisiting the Schedule of Uses but keeping in mind the intent of why specific zoning districts are created so the proposed use is in the correct zoning district.

Mr. Van Hyning questioned if something should be addressed regarding solar farms. A discussion took place.

Mr. Dietrich explained that solar farms are a long term commitment by the individual property owner with the utility companies. Mr. Dietrich also commented that Auburn does not have, as a permitted use, a solar farm in the resolution; but Auburn does allow solar panels and arrays as a secondary use.

A discussion took place regarding the upswing of solar installation and that there is a 30-50% rebate being offered for the installation. A discussion also took place regarding how there is the big push now from wind turbines to solar as alternative energy.

A discussion took place regarding residential in the B1A zoning district. It was noted that residential is permitted in the B district. If the Commission decides to allow residential in the B1A district, that section in the schedule of uses should be reworded to specify detached single family dwellings and leave the word "unit" off. The importance of the rewording was explained to the Commission by Mr. Dietrich.

Mr. Dietrich also recommended that the Commission consider allowing a fitness facility like a gym or an IT company or computer consulting firm. It was felt that these uses would fall under professional, administrative, executive offices and recreational facilities.

It was decided by the Commission to allow residential in the B1A district with the new stipulations recommended by Mr. Dietrich.

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A discussion took place regarding "drive thrus". Mr. Wein noted that, in his opinion, a drive thru should be changed from permitted to conditional, on the schedule of uses, so that it could be regulated for safety reasons.

It was noted that Mr. Dietrich has some verbiage on drive-thrus, that he had previously worked on and it will be addressed at an upcoming meeting. He indicated that the biggest thing with the drive thru is the traffic flow and the stacking of the vehicles. He commented also, that if it is made a conditional use, than the Board of Appeals could hone in on the proposed specific lot to see if that particular lot is an appropriate size for a drive thru to be located.

A discussion took place regarding how the rezoning at the "Corners" came to be.

A comparison was done by Mr. Brockman regarding the uses in B1A and B2. Because of the size of the lots in the B-2 zoning district, some of the current uses will remain the same and will not coordinate with the B1A zoning district. i.e. funeral homes.

A discussion took place regarding day cares in the B2 district. That use will also be discussed at a later date.

A discussion took place regarding car dealerships. It was decided to keep that use as a NP in the B2 district.

A discussion took place regarding auto repair and service station. The difference in definitions of the two uses were discussed.

It was decided to discuss the remaining districts B-3, B-4, and I-1 at the next meeting.

Due to a prior commitment, Mr. Dietrich noted that he will not be at the next meeting on September 22, 2022.

Motion by Jeff Pulsford to adjourn the meeting. The motion was seconded by Scott Brockman. Vote: Wein, yes; Brockman, yes; Van Hyning, yes; and Pulsford, yes. The motion passed.

The meeting was adjourned.

Minutes submitted by:

Sarah C. Mulleman, Secretary

Minutes Approved on:

October 13, 2022

Ted Van Hyning, Chairman