RECORD OF PROCEEDINGS

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

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

Auburn Township Administration Building

Held ~~11010 Washington Street~~ ~~October 13, 2022~~ 20 1

MEMBERS PRESENT: JEFF PULSFORD, TED VAN HYNING, DENNIS BERGANSKY, CHAD CANFIELD

MEMBER ABSENT: SCOTT BROCKMAN, JASON WEIN,

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

Roll call was taken. Members present were Dennis Bergansky, Chad Canfield, Jeff Pulsford, and Ted VanHyning.

Members absent were: Jason Wein, Scott Brockman

Pledge of Allegiance was led by Dennis Bergansky.

The Commission members reviewed the minutes from previous meeting. There were not any comments or corrections from the members.

Motion by Jeff Pulsford to approve the meeting minutes from September 8, 2022. The motion was seconded by Ted Van Hyning. Vote: Bergansky, yes; Van Hyning, yes; Canfield, yes and Pulsford, yes. The motion passed.

Mr. VanHyning commented that there is no new business.

A discussion took place regarding drive-throughs for different businesses. It was noted that Mr. Wein, at the previous meeting, commented that he felt that the Commission should think about regulating drive-throughs as a conditional use in association with the main business.

A discussion took place. It was noted that the Commission will review this again at a future meeting when Mr. Dietrich is present.

Mr. Van Hyning again noted that there was no New Business listed on the agenda. He also commented that under Old Business the commission had been reviewing the Schedule of Uses and new requirements allowing the Zoning Inspector to require a survey if additional information on an application is needed. The Commission also discussed new requirements for setbacks for ponds and lakes in the Industrial District.

Mr. Pulsford asked what was decided on the new setback for ponds and lakes. It was noted that it will be 15' in the Industrial District and will stay the same as it currently is in residential.

Handouts were given to the Commission members regarding Drive-Throughs. The handouts were copies of what Mr. Dietrich had written for Bainbridge Township. A discussion took place regarding the "stacking space" requirements for a drive-thru. It was noted that stacking space is the area that cars wait in line to get to the loud speaker for the business. It was also noted that the stacking space needs to be large enough to be able to accommodate enough vehicles to keep waiting vehicles off the main road. It was noted again that this will be discussed again at a meeting with Mr. Dietrich.

Mr. Van Hyning also commented that the Commission had a discussion last month regarding residential in the B1A District. It was confirmed that the language in the resolution will be changed at the recommendation/suggestion of Mr. Dietrich to allow for this.

Since B1, B1A and B2 were completed at the September meeting, the Commission continued on with B-3.

It was decided to continue to leave residential out of B3 retail motorist services and leave it as non-permitted. Discussions also took place regarding what should be permitted in B3 retail motor services. Retail services will continue to be not permitted.

Mr. Bergansky indicated that animal hospitals will continue to be permitted across the board except in the industrial district.

Members reviewed the recap in Article 4A in the resolution about what each of the zoning district is set up for.

A discussion took place regarding a horse crematorium.

A discussion took place regarding gas stations not wanting to locate in Auburn Township, animal hospitals and Kinetic being installed in Auburn Township.

A discussion took place regarding drive thru facilities and how to regulate them. Drive-throughs will be discussed at a later meeting. There were concerns expressed about traffic backing up onto the roads, impeding the flow of traffic, whether they should be conditional or an accessory use with a main use and have strict regulations. There needs to be a way to enforce the amount of stacking spots to keep the vehicles off the road if not, don't permit them.

It was noted that the B-3 zoning district will be the only non-offensive place where they could be located.

A discussion took place regarding whether drive-throughs should be conditional or permitted as an accessory use. It was decided to readdress this when Mr. Dietrich returns.

A brief discussion took place regarding funeral homes. Funeral homes will also be allowed in B-3.

Landscaping and tree services and restaurants will remain the same.

A discussion took place regarding Child Day Care and why they were not permitted in the B-2 district. That will be researched for the next meeting. Comments were made that they thought it had to do with the lot sizes in the B-2 District.

Bed and Breakfast will remain as a conditional use. A discussion also took place regarding auto repair garages and auto motorist retail. The Zoning Inspector will be asked for his opinion and it will be readdressed about it remaining conditional.

It was noted that the Township does not want auto sales as "a buy here, pay here lot.

The Commission also discussed tractor trailer services and party centers and finished up with public facilities, and hospitals.

A discussion took place regarding self-storage units and the pros and cons. One of the big concerns with self-storage units is that of people living in the units.

A discussion took place regarding forgoing the December 22nd meeting and possibly the December 8th meeting. Cancelling the December 8th meeting will be discussed at a future meeting. The Commission will still meet on November 10th.

It was noted that all the items discussed as the last meetings will be put together for another amendment that will be initiated hopefully in January.

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Mr. Van Hyning asked that the Outlook appointments be updated. Mrs. Mulleman indicated that she would handle that.

Motion by Jeff Pulsford to adjourn the meeting. The motion was seconded by Dennis Bergansky. Vote: Canfield, yes; Bergansky, yes; Van Hyning, yes; and Pulsford, yes. The motion passed.

The meeting was adjourned.

Minutes submitted by:

Sarah C Mulleman

Sarah C. Mulleman, Secretary

Minutes Approved on:

October 27, 2022

Ted Van Hyning, Chairman