

**Ida Township Planning Commission
Monthly Meeting
November 10, 2009**

Members:

Ron Zabawa
Scott Desbrough
Ed Stotz
Kevin Miller
Brad Kamprath
Elmer Bowman (Absent)

Visitors:

Andrea Bibby - Carlisle Wortman Assoc. (CWA)
Ron Iott
Larry Feldpausch

Call to Order

Ron Zabawa called the meeting to order at 7:00pm.

Approval of Minutes

Motion to approve minutes made by K. Miller second by E. Stotz, all supported.
Minutes of the October 13, 2009 meeting were approved as written.

Public Comment

No Public Comment.

New Business

1. Public Hearing: Amendment to Section 5.46 "Ponds".

A) Public Comment

None.

B) Board Deliberation and Decision

I. A. Bibby brought the letter from M. Kamprath (Township Attorney) dated 10-22-09 to the Commission's attention.

II. A discussion was held regarding the Pond Ordinance draft dated 10-13-09. The discussion mostly pertained to the suggested change in Section L of the draft. The discussion specifically centered on the change of allowing thirty days to commence pond construction from the six months allowed in the previous draft.

III. S. Desbrough made a motion to accept the wording of the "Ponds (Without Spoils Removal) Draft" dated 10-13-09 with the following changes:

a) Section B, the wording "under construction" removed.

b) Section I, the wording "that shall be sealed by a registered architect, engineer or surveyor" reinstated.

c) Section M, "amount of five thousand dollars (\$5,000)" replaced with "in accordance with Pond Permit Application" and also adding "of Section 5.46 of the Ida Township Zoning Ordinance" after time constraints. Final reading will be "in accordance with the terms of the Pond Permit Application to ensure completion, or fill in pond if not in compliance with requirements or time constraints of Section 5.46 of the Ida Township Zoning Ordinance."

B. Kamprath seconded the motion. All supported.

Motion Passed.

IV. S. Desbrough made a motion to send the revised (Planning Commission 11-10-09 updates) “Ponds (Without Spoils Removal)” ordinance to Monroe County Planning. Seconded by R. Zabawa.

In Favor: S. Desbrough, E. Stotz, R. Zabawa, B. Kamprath

Against: K. Miller

Motion passed.

V. R. Zabawa suggested, the Township Board review removing “letter of credit” from the Pond Permit and use “cash bond” only.

Old Business

1. Zoning Ordinance Book.

I. A. Bibby discussed the Zoning Ordinance Audit Memo from Carlisle Wortman dated 11-3-09. Andrea explained that the sections in red are required by law.

II. R. Zabawa requested A. Bibby prepare a formal letter with costing to be presented to the Township Board.

III. A discussion was held regarding the Carlisle Wortman memo and which ordinance would need to be reviewed first. K. Miller suggested that previous meetings had already set an order for reviewing priority ordinances. Past meeting minutes will need to be reviewed to confirm.

2. Master Plan Update

A) Master Plan

I. Ida Road requires updated to Ida East/West Road.

B) Future Land Use Map

I. A. Bibby reviewed map updates, suggested during the October Planning meeting.

II. Discussed if there is a need for two sections with one calling out “Institutional” and the other calling out “Cultural, Outdoor Recreation, and Cemetery”. After discussion it was decided that both callouts will remain.

III. A. Bibby will add “Ponds” to legend.

IV. A. Bibby will research property boundaries for the property currently owned by the school.

V. Areas shaded gray for “Transportation, Communication, and Utility” will be removed from the map and turned white, with the exception of the area at Douglas and Morocco will be turned yellow for “Low Density Residential”.

VI. Visitor L. Feldpausch voiced a concern with the size of the areas designated as “High Density Residential” on the Future Land Use Map. R. Zabawa explained that this area was discussed in depth during past meetings and that further input can be made when the Public Hearing is held for the Mater Plan update.

C) Goals and Objectives

I. Page 5 bullet number five, remove “(10 acres or greater)”.

D) Background Studies

I. Page 24 Cemeteries, add West Ida Church

E) Implementation

I. Commission to review draft for discussion at December meeting.

Adjournment

Motion to adjourn made by S. Desbrough seconded by R. Zabawa. All supported.

Submitted by,

Kevin Miller
Secretary