

**Ida Township Planning Commission  
Monthly Meeting  
April 12th, 2011**

**Members:**

Ron Zabawa, Chairperson  
Kevin Miller  
Elmer Bowman  
Ed Stotz

**Staff:**

Laura Kreps  
Karen Lieb, Recording Secretary  
Ron Iott

**CALL TO ORDER:** Chairperson Ron Zabawa opened the meeting at 7:30 p.m.

**ROLL CALL:** All members present except Brad Kamprath.

**PUBLIC COMMENT:** None.

**PUBLIC HEARING: Master Plan Update**

- A. Motion to open public hearing by K. Miller supported by E. Bowman. All in favor. Motion carried. Public hearing opened at 7:34 p.m.
  
- B. Public Comment:
  1. Wally Stotz questioned about areas on Future Land Use map. Designations for the 2 areas were reduced accordingly, however, he was concerned that the village area designation as indicated takes away from the motions 3, 4 & 5 from the 9-14-2011 Planning Commission meeting. L. Kreps responded that the area is AG land and the line is “an imaginary village line” per se as the village is not incorporated. Discussion held whether or not to move the line. It was also determined that the line was not on the 1990 map in the current master plan.
  
  2. Jim Thompson posed a question regarding the zoning of the Lulu Rd. & Wells Rd. dog kennel on the Existing Land Use map. Commissioners responded that the area was removed from map at a prior meeting.
  
  3. Regina Feldpausch posed a question regarding zoning and the dog kennel on Lulu Rd. Commissioners responded that they previously received a special use approval.
  
- C. Motion made by E. Bowman supported by E. Stotz to close public hearing. All in favor. Motion carried. Public hearing closed at 7:47 p.m.

**APPROVAL OF MINUTES:** The minutes of the March 8th, 2011 meeting were reviewed. Motion made by K. Miller and supported by E. Stotz to amend the minutes to strike “work session” and replace with “reviewed”. All in favor. Motion carried to approve minutes as amended.

**NEW BUSINESS:** None.

**OLD BUSINESS:**

A. Master Plan Update: Discussion held regarding village line as shown on the Future Land Use map. Motion by E. Stotz to completely remove line all around village center. Supported by K. Miller. All in favor. Motion carried.

L. Kreps confirmed that Planning Commission members reviewed the memo from Monroe County Planning Commission.

K. Miller questioned approval procedure after “minor” changes made to map. L. Kreps advised that map could be changed and forwarded to Township Board without further action by Planning Commission. Motion by E. Bowman to send Master Plan Draft to Township Board. Supported by E. Stotz. All in favor. Motion carried.

B. Zoning Ordinance Book Review:

1. Pond Ordinance draft (with spoils removal) – L. Kreps distributed Draft ordinance dated April 11, 2011 to Commissioners for review. Discussion held regarding requirements of quarry excavation, quarry defined, regulations for ponds and quarrying. Commissioners will review draft for May meeting.
2. Special Use Approval: L. Kreps informed the Commissioners that she recently spoke with Attorney M. Kamprath who wants to ensure that site plan review is an integral part of special use review process. Discussion held regarding site plan final approval authority: Planning Commission or Township Board. Language will stay the same allowing Planning Commission members final site plan review/approval.
3. Site Plan Review – See above item #2.

L. Kreps will discuss Commissioners’ concerns with Attorney Marty Kamprath and get drafts ready for public hearing in the near future.

4. Home Based Business – K. Miller gave status update in regards to the March Planning Commission meeting wherein both Sumpter and Augusta Township’s Home Based Business ordinances were discussed. Commissioners reviewed Home Based Business draft dated 1/25/2011 from A. Bibby at CWA. Discussion held regarding the number of motor vehicles allowed to be parked on property, screening for negative impacts on neighboring properties. L. Kreps advised that the Planning Commission has authority to allow reasonable conditions be imposed along with compliance with requirements of other ordinances i.e., parking lot requirements. Discussion also held regarding requirements of transferring the home-based business to a new homeowner. L. Kreps stated that home-based businesses are permitted uses and are not required to be special use. Home Based Business draft discussion to be continued further at May’s meeting.

**OTHER BUSINESS:** R. Zabawa asked supervisor R. Iott whether the Township Board has reviewed and discussed cost proposal to update entire ordinance book. R. Iott stated that it has not been brought to the Township Board. Discussion held. R. Zabawa asked that R. Iott present cost to Township Board at May 4<sup>th</sup>, 2011 Township Board meeting.

L. Kreps distributed sample Medical Marijuana ordinance to Commissioners.

**Public Comment:** W. Stotz referred Commissioners to additional language in draft Master Plan that refer to ”village boundaries”. L. Kreps will search and remove any reference in the master plan draft regarding the village.

**ADJOURNMENT:** Motion to adjourn made by E. Stotz supported by E. Bowman. Motion carried. Meeting adjourned at 8:55 p.m.

Respectfully submitted by:

Karen Jo Lieb  
Recording Secretary