

**Alexandria Township
Land Use Board
Meeting Minutes December 20, 2018**

Chair Phil Rochelle called the regular scheduled meeting of the Alexandria Township Land Use Board to Order at 7:35 pm. The meeting was duly noticed.

MEMBERS PRESENT: Chair Rochelle, Papazian, Fritsche, Canavan, Tucker, Mayor Garay, Committeeman Pfefferle, Giannone, , Kimsey, Hahola, Pauch

MEMBERS ABSENT: Daniello, Freedman

PROFESSIONALS PRESENT: David Banisch

OTHER ATTENDEES: Six members of the public were present.

Approval of September 20, 2018 Meeting Minutes

A motion to approve the minutes of the September 20, 2018 Meeting was made by **Papazian** and seconded by **Kimsey**. **Vote: Ayes: Chairman Rochelle, Papazian, Fritsche, Canavan, Tucker, Mayor Garay, Committeeman Pfefferle, Giannone, Pauch, Hahola and Kimsey. No Nays. Motion carried.**

Old/New Business

Chair Rochelle advised the board that he would like to hear any suggestions of changes to ordinances or additions to ordinances from the Land Use Board to the Township Committee as part of the Annual Report. Once the Township Committee receives the recommendations, the committee could then advise the Land Use Board to look into making the changes. **Papazian** advised of two issues to bring to the township committee; one, the sign ordinance needs to be addressed. An ad-hoc committee will be formed to investigate. Two, E-Code zoning chart is confusing with regards to minimum acreage in the AR-Zone, setbacks are not consistent.

Canavan from the ad-hoc committee for Special Events reviewed a committee report written for the board, they would like to recommend that a special notification process be put into place. Any business running a special event in the Township would need to complete a "Notification of Special Event" form to be submitted to the Township clerk one month prior to the event and filed with the Zoning Officer. **Canavan** advised that the reason is twofold, one to alert the Township of the Special Event, the second to alert the organizer regarding applicable ordinances and basic requirements. The next recommendations by the special events committee are to create a parking ordinance that prohibits parking on Township roads that obstructs traffic. The last recommendation is to amend the noise ordinance (Chapter 133-2) to include a "quiet hour" and decibel limit. The committee believes that special events are generally good for the community. **Mayor Garay** thanked the committee in their work to help and promote agricultural business and advised we may be able to obtain a grant from the County to help cover professional costs related to this expense. **Gianonne** brought up his responsibility

as a state fire safety official with regards to the codes and permits already in place. He wants to ensure that the revenue generating event holders understand there are certain permits with regards to fire safety that are still required.

Board members' agree that the AR Zone Setbacks needs clarification and revisions for the required yard setbacks for residential development in the AR Zone. This is to eliminate confusion surrounding required setbacks and potentially amending the setbacks for certain lots within the AR-Zone.

Another recommendation by the Land Use Board is to review any property maintenance ordinance and update in order to give the township recourse for residents who are accumulating cars and other items in their yards, detracting from the community. Lastly, the board recommends updating the retail ordinance to clarify uses of retail space and limitations of use as a retail establishment.

A motion was made by **Committeeman Pfefferle** and seconded by **Papazian** to make the above recommendations from the Land Use Board to the Township Committee: **Ayes, Chairman Rochelle, Papazian, Canavan, Tucker, Mayor Garay, Committeeman Pfefferle, Giannone, Pauch, Kimsey and Hahola Nay: Fritsche.** Motion passed.

Comments from the Board/Public

Joan Milne, Sterlingbrook Farm, thanked the board for their work and asked for clarification regarding the requirement of notification of special events to the Board. **Canavan** advised if this requirement is enacted, it would be one month prior. Charles Rosen, CiderWorks, thanked the ad-hoc committee for their work on special events.

Approval of the Bills

A motion was made to approve the bills for services by Gianos, Banisch and Van Cleef Engineering by **Papazian** and seconded by **Committeeman Pfefferle**. **Ayes, Chairman Rochelle, Papazian, Fritsche, Canavan, Tucker, Mayor Garay, Committeeman Pfefferle, Gianonne, Pauch, Kimsey, Hahola. No Nays.**

Executive Session: Discussion Regarding Personnel Matters

A motion was made at 8:56pm to enter executive session. Motion made by **Papazian** and seconded by **Tucker**.

At 9:19pm a motion was made to return to open regular session by **Papazian** and seconded by **Pauch**.

A motion to adjourn was made by **Mayor Garay** and seconded by **Pauch** at 9:20pm. **Vote: All Ayes.**

Leigh Gronau, Board Secretary