

Edenville Township

Planning Commission

Meeting Agenda: December 8, 2021

Location: Swanton Hall

Start Time: 6:00 p.m. – Swanton Hall

1. Call to Order – 6:00 p.m.
2. Pledge of Allegiance
3. Roll Call – Attendance
 - a. Mark E. Haydanek – Chairperson – present
 - b. Jim Swanton – Vice Chairperson – present
 - c. Mary Herkner – Committee Member/ZBA Representative - present
 - d. Art Peters – Committee Member - present
 - e. Crystal Starkey – Board Member/Trustee – present
4. Approval of November 9, 2021 Meeting Minutes – Solar Ordinance Hearing
 - a. Motion to approve: Art with grammatical corrections
 - b. Seconded: Jim
5. Approval of December 8, 2021 Agenda
 - a. Motion to approve: Art
 - b. Seconded: Crystal
6. Edenville Township – December 8, 2021 Meeting Objectives
 - a. Potential Water District – Bulk Water Filling Station –
 - i. Presenter Craig Gosen – Water District #1 Board Member
 1. County Road – in this location
 2. Road Commission would vacate that road – do not need it
 3. Road access needs to be addressed between Water District #1 and the Township if interested
 4. Road is on parcel closer to Dollar General sign
 5. Owner is interested in selling but not interested in splitting it up – lot is 5 parcels
 6. Water district is interested in filling station annexed to gravel road
 7. Benefit to water system to help turn over more water

8. Benefit to Edenville Township residents, farmers, dry wells, swimming pools, etc. Other Townships benefit.
 9. Parcel platted subdivision – lot 5 of block 17 of Henry Church Village of Edenville and meted bounds cannot be combined
 10. Catch basin is already on premises
 11. Need to determine firm issues from the planning commission on what's going to be required: The following issues were addressed and voted on during this Planning Commission Meeting:
- b. **Use Perspective:** The Planning Commission motion is that the intent of the filling station complies with Article 7.02 – Permitted Uses and Structures – Article 1k
- i. Motion to confirm – Art
 - ii. Seconded - Jim
 - iii. Roll Call:
 1. Jim: Yes
 2. Art: Yes
 3. Haydanek: Yes
 4. Mary; Yes
 5. Crystal: Yes
- c. **Planning Commission Confirmed that a site plan review would be required by Water District 1 to be presented to the Planning Commission addressing but not limited to:**
- i. Adequate drainage
 - ii. Electrical
 - iii. Fail safe systems
 - iv. Building/Structure
 - v. Filling equipment
 - vi. Other
- d. **Parcel Sizes/Setbacks:**
- i. **Platted subdivision cannot change – 30' wide – road runs along the border of it.**
 1. Motion to approve that setbacks do not apply for the principal use of the public water filling station (< than 200 sq. ft.) as defined in the site plan.
 - a. Motioned: Art
 - b. Seconded: Crystal
 - i. Roll Call:
 1. Jim: Yes
 2. Art: Yes
 3. Haydanek: Yes
 4. Mary; Yes
 5. Crystal: Yes
- e. **Commercial Structures:**
- i. Motion to approve that the principal structure of the public filling station is not considered a commercial structure as defined in Section 15.15 of the existing Zoning Ordinance
 - ii. Motion: Art

iii. Seconded: Haydanek

i. Roll Call:

1. Jim: Yes
2. Art: Yes
3. Haydanek: Yes
4. Mary; Yes
5. Crystal: Yes

f. Non-Conforming Uses:

i. Motion that Article 16.01 b does not apply to publicly owned and operated parcels

a. Motion: Art

b. Seconded: Mary

i. Roll Call:

1. Jim: Yes
2. Art: Yes
3. Haydanek yes
4. Mary; Yes
5. Crystal: Yes

7. Edenville Township Board Supervisor– Other Interests & Opportunities – Terry Hall

- Township supports Water District #1 Concept
- Township is interested in the other available lots and building to secure the facility for potential use of a bathroom to facility Harper Park and Parks and Recreation Five Year Plan
- Water District may not want to split costs with the Township for only 33 ft. or property. This will need to be worked out between the Township and the Township Board



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8. Public Comments –

- Please state your name and address (preferred but not required)
- Please note that each person will be allowed one opportunity to speak
- Please limit your time to three (3) minutes
 - No Public Comments

9. Planning Commission Comments/Follow Up Items

a. No further Planning Commission Comments

10. Motion to Adjourn

- a. Motion to adjourn: 8:05 - Mary
- b. Seconded: Crystal