PRESENT: Ray Forziat, Chair
Ed Darrah, Vice Chair
Peggy Ekdahl, Secretary
Matthew Fenton
Robert Hoffman
Noreen Khoury
Ash Toumayants, Alternate

EXCUSED: Bill Sharp

STAFF PRESENT: Don Franson, P.E., P.L.S., Township Engineer
Lindsay Schoch, AICP, Principal Planner
Mark Gabrovsek, Zoning Officer
Sharon Meyers, Senior Support Specialist – Engineering/Planning

CALL TO ORDER: Mr. Forziat called the meeting to order at 7:00 p.m.

ZOOM MEETING PROTOCOL: Mr. Forziat verified there were no people present via Zoom and reviewing the zoom protocol was unnecessary.

ROLL CALL: Mr. Forziat verified Mr. Sharp was excused from the meeting.

OPEN DISCUSSION: None presented.

CONSENT AGENDA: There was a lengthy discussion of the minutes and amendments made to reflect the accuracy of discussions which took place during the meeting on July 18, 2023. 
Mr. Darrah moved to approve the July 18, 2023 meeting minutes as amended. Mr. Fenton seconded. Motion carried unanimously.

PLANS: None presented.
OLD BUSINESS:

OB-1 Shiloh Road Rezoning

Ms. Schoch introduced the topic and stated that there is a brief powerpoint presentation which can be referenced during discussion after the presentation. Ms. Schoch stated the Planning Commission was previously tasked to become subject matter experts on form-based code so as to be able to create a type of hybrid code. She also spoke on the municipal planning code and Dale Summit Area Plan vision. The Planning Commission was asked to keep in mind that Council would like to continue moving forward and staff is asking for their technical expertise and their recommendation. Ms. Schoch continued by presenting uses in the PRBD through conditional use and prohibited uses and explained why certain uses are prohibited. Definitions were also provided per the Planning Commission’s request during their July 18th meeting.

Mr. Toumayants questioned why are culture, education, recreation, government, transit, municipal parking, all defined and why religion is excluded. Ms. Schoch explained that places of assembly are permitted and religion or places of worship are considered places of assembly. Mr. Toumayants questioned, “prominent spaces are to be reserved for civic buildings”, why is religion not part of that. Ms. Schoch stated that it is a good question and she will look into it.

Ms. Khoury asked if the Planning Commission is to recommend approval of the definitions presented, as she objects to some of the definitions presented. Mr. Forziat stated that the Planning Commission has the ability to recommend changes of the definitions and ordinance to Council. However, sometimes the definitions given are broader to give latitude. Mr. Fenton asked if religion could be considered part of the word culture within some definitions, it was determined it could.

Mr. Darrah questioned mixed-use buildings. He stated that the definition for nonresidential as is states, a mixed-use building would be considered nonresidential if the first floor is nonresidential, even if all other floors are residential. Staff explained that the definition before them was taken from Chapter 170, Signs, and that definition is only relevant when signage is the topic of discussion. After some discussion it was determined that a definition for nonresidential should be added to Chapter 200, Zoning.

Mr. Forziat asked why the process of allowing some R-3 uses within the Planned Research and Business Park District is to be through conditional use. Staff explained that the conditional use process gives the Township an opportunity to set reasonable conditions. Mr. Darrah stated that the conditional use process will make it more difficult for developers. After much discussion staff verified that the Planning Commission was in consensus to allow R-3 uses in the PRBD by right not conditional use. It was also determined through more discussion that the commissioners would like to see changes made to the PRBD ordinance instead of referencing other ordinances and adding confusion to an already confusing matter.

Also discussed was the loneliness epidemic in the country and that the Township should consider requiring developers, when proposing a mixed-use development, to provide public facilities such as churches, community centers, libraries, and other places of assembly. Staff stated there are open space requirements built into the ordinances and many of the more recent developments have included club clubhouses in the plans. Mr. Toumayants stated that the provided clubhouses are not large enough for larger groups of people to gather. It was discussed further that the development of higher density residences will trigger the development of public type spaces and amenities.

The Planning Commission discussed and came to a consensus that the Shiloh Road Rezoning project needs to be thought of as a catalyst project and not an interim step. They also determined that a recommendation to Council would not be made at this meeting as they would like to see a draft of an all-inclusive ordinance to try and prevent confusion. Mr. Forziat stated at the August 15th meeting the Planning Commission will be tasked with diving into the ordinance and determining which statements should be “may” and which statements should be “shall”.

NEW BUSINESS: None presented

REPORTS:

R-1 DPZ CoDesign Update
Ms. Schoch gave a brief update and stated a draft of the revised code has been sent to the Township and is currently being reviewed by staff. Mr. Forziat suggested that staff reach out the community members present during the Charrette and invite them to the public hearing when the code will be discussed. Ms. Schoch stated that is a good idea and added that the staff also received the marketability study which is now available on the website. Mr. Forziat asked if that could be shared with the Commissioners. Ms. Schoch verified that a link to the website can be sent to the Planning Commission.

R-2 Council Meeting Update
Ms. Khoury stated that she had sent her report to the Commissioners and asked if there were any questions. Mr. Toumayants stated that he hopes the no parking signs to be posted at Spring Creek Park won’t discourage people from using the park. There were questions asking who made complaints, and why is the Township concerned after so many years of that being the norm? Mr. Gabrovsek stated that the parking is a hazard and the Township has been fortunate that there haven’t been any major accidents due to the parking issues.

STAFF INFORMATIVES:

SI-1 Council Meeting Minutes
No further discussion.

SI-2 Planned Research and Business Park District Ordinance
No further discussion.

SI-3 Planned Residential Development Ordinance
No further discussion.

OTHER MATTERS: None presented

ANNOUNCEMENTS:
Mr. Forziat announced the next meeting will be Tuesday, August 15, 2023 at 7:00 pm, and asked if Commissioner’s are unable to attend that they let him know in advance if possible.

ADJOURNMENT: Mr. Hoffman moved to adjourn. Mr. Fenton seconded. Motion carried.

Meeting adjourned at 8:59 p.m.

Sharon E. Meyers

Sharon E. Meyers
Senior Support Specialist – Engineering/Planning