

BUTLER TOWNSHIP PLANNING COMMISSION  
MEETING MINUTES – February 11, 2013

**CALL TO ORDER:** Meeting called to order @ 7:03pm by Chairperson Doug Bracy.

**PLEDGE OF ALLEGIANCE**

**PLANNING COMMISSION MEMBERS PRESENT:** Janis Olney, Michelle Reed, Autumn Ivey, Vern Geer, Eileen VanVleet and Chairperson Doug Bracy.

**PLANNING COMMISSION MEMBERS ABSENT:** Donna Stanton, Ron Freeman, Chris Parker.

**OTHERS PRESENT:** Zoning Administrator Jim Webb, Rod Olney, Township Supervisor Reggie Ivey and Gary and Jeannine VanPatten.

**APPROVAL OF PREVIOUS MEETING MINUTES:** Motion to approve the minutes from the January 14, 2013, meeting. A. Ivey/V. Geer. All in favor, motion passes.

**NEW BUSINESS:**

**A.** Review applications from Zoning Administrator.

Jim Webb reported that no new permit applications were requested.

**OLD BUSINESS:**

**A. DISCUSS SETBACKS:** After much discussion, a motion to change the language *in Chapter 4, Section 4.04, Development Standards Letter A. Front Yard from "There shall be a front yard of not less than 75 feet" to "There shall be a front yard of not less than 50 feet." Changing Chapter 4 to 50 feet, makes it consistent with chapters 5 and 6.*

Motion by: J. Olney/A. Ivey. **ROLL CALL VOTE:** Janis Olney, **YES**, Michelle Reed, **YES**, Autumn Ivey, **YES**, Vern Geer, **YES**, Eileen VanVleet, **YES**, Doug Bracy, **YES**. All in favor, motion passes.

**B. DISCUSS OTHER ORDINANCE CONCERNS:** After much discussion, A motion to change the language in *Chapter 17, Section 17.02, Letter A. Expansion of Use, delete the current language from "no such nonconforming use shall be enlarged or increased, nor extended to occupy a greater area of land than was occupied at the effective date of adoption or amendment of this Ordinance." To " PERMITTED ENLARGEMENT. A structure that is nonconforming with respect to the minimum required front yard setback may be enlarge provided that: Such enlargement shall be permitted only for a primary building. Such enlargement shall not extend closer to the front lot line than the front façade of the building; and such enlargement shall conform to all dimensional standards of the District in which the building is located.*

Motion by J. Olney/M. Reed. **ROLL CALL VOTE:** Janis Olney, **YES**, Michelle Reed, **YES**, Autumn Ivey, **YES**, Vern Geer, **YES**, Eileen VanVleet, **YES**, Doug Bracy, **YES**. All in favor, motion passes.

**OTHER LANGUAGE CHANGES ARE AS FOLLOWS:** *In Chapter 4, Section 4.04, Letter B. Side Yard, delete the following language: " For all other buildings, there shall be two (2) side yards of not less than 50 feet each."*

*In Chapter 5, Section 50.4, letter B, Side Yard, delete the following language: "For all other buildings, there shall be two (2) side yards of not less than 50 feet each."*

Motion by A. Ivey/V. Geer. **ROLL CALL VOTE:** Janis Olney, **YES**, Michelle Reed, **YES**, Autumn Ivey, **YES**, Vern Geer, **YES**, Eileen VanVleet, **YES**, Doug Bracy, **YES**. All in favor, motion passes.

**PUBLIC COMMENTS:** None

**A PUBLIC HEARING IS SCHEDULED FOR MARCH 18, 2013, @ 7:00PM, IN THE TOWNSHIP HALL.**

**ADJOURNMENT:** Motion to adjourn by A. Ivey/V. Geer. All in favor, motion passes, meeting adjourned @ 7:58pm.