

BUTLER TOWNSHIP PLANNING COMMISSION
MEETING MINUTES
June 14, 2021

CALL TO ORDER: Meeting called to order by Chairperson Doug Bracy at 7:02pm

PLEDGE OF ALLEGIANCE:

PLANNING COMMISSION MEMBERS PRESENT: Janis Olney, Chris Parker, Tom Waltke, Jay Cole, Michelle Reed, Chairperson Doug Bracy, and Eileen VanVleet

PLANNING COMMISSION MEMBERS ABSENT: All members present.

OTHERS PRESENT: Township Supervisor, Gary Smith, Rod Olney, Zoning Administrator Matt Ashenfelter.

APPROVAL OF PREVIOUS MINUTES: Motion to approval of the September 14, 2020 minutes, C. Parker/J. Cole. All in favor, motion passes.

NEW BUSINESS:

A. REVIEW OF APPLICATIONS FROM ZONING ADMINISTRATOR:

March Zoning Permits issued: NONE, 2- ZBA hearings for April 1, 2021, 2 violation complaints, one at 929 Buler Rd-Excessive live stock on a 5-acre, Head count not attainable-no violation issued.

One at 926 Clarendon Rd, Excessive junk or blight-No enforceable violation present-no violation issued.

April Zoning Permits issued: William Reed, 10X18 addition to front of dwelling and wrap around deck, \$50.00.

May Zoning permits issued: Neil Doty, 10X16 deck with roof over entrance steps, \$25.00

Amos Steury, 22 X 100 lean-to addition to existing barn, \$50.00.

One violation complaint:1023 Annin Rd., Large garbage pile and open burning. Violation letter sent April 30th-no response; second notice sent May 16, 2021.

OLD BUSINESS:

We need language changes to our ordinance to allow smaller land splits to preserve farm land on existing homesteads. The following is suggested new wording amending current language in the zoning ordinance with a suggestion from Township lawyer Chuck Lillis to use the word "however".

CHAPTER 4 AG PRIMARY AGRICULTURAL DISTRICT

Required language changes to page 4-1 are highlighted

SECTION 4.01 DESCRIPTION AND PURPOSE:

This zoning district is intended to accommodate land currently under cultivation, wetlands, woodlands, and other lands in an undisturbed state. Farming, crop cultivation, dairy and livestock operations, and limited rural estate single family dwellings are suitable uses in this district. Parcels within the AG District are restricted to a minimum of 5 acres in size. **However, if a current dwelling exists on the parcel, the minimum lot size is one acre (amended date, ordinance #).** Wetlands, woodlots, and other sensitive natural features should be protected through additional use of open space planning, overlay districts, and the purchase of development rights.

Required language changes to page 4-4 are highlighted

SECTION 4.04 DEVELOPMENT STANDARDS

No building or structure nor any enlargement thereof shall be hereafter erected except in conformance with the following yard, lot area, height and building coverage requirements:

A. FRONT YARD. There shall be a front yard of not less than 75 feet.

B. SIDE YARD. For residential buildings and structures, there shall be total side yards of not less than 50 feet; provided, however, that no side yard shall be less than 20 feet. For all other buildings, there shall be two (2) side yards of not less than 50 feet each.

C. REAR YARD. There shall be a rear yard of not less than 50 feet.

D. LOT AREA. The minimum lot area in this District shall be 5 acres, **however, if a current dwelling exists on the parcel, the minimum lot size is one acre (amended date, ordinance #).** Lot area cannot include any part of a public right-of-way or private road right-of-way.

E. LOT WIDTH. The minimum lot width in this District shall be 330 feet, **however, if a current dwelling exists on the parcel, the minimum lot width shall be 175 feet (amended date, ordinance #).** The lot width shall be measured at the front building line.

F. MINIMUM FRONTAGE. The minimum public street or private road frontage, unless specified elsewhere, shall be the same as the applicable minimum lot width.

G. MINIMUM FLOOR AREA. Each dwelling unit, unless specified elsewhere, shall have a minimum of 864 square feet of useable floor area on the main floor.

H. SITE PLAN REVIEW. Site Plan Review and approval is required for all uses.

Motion to approve the new language for the Zoning Ordinance and to send to the Township Board for their approval and to set up 2 public meetings to be the same time as the regular Township Board meetings. dates. J. Olney/ J. Cole. All in favor, motion passes.

Upon approval of the new language a motion was made to rescind the Open Preservation Act 16.29. J. Olney/C. Parker. All in favor, motion passes.

A question was raised regarding Marijuana, is it legal for someone to grow Marijuana in a home if you do not live there and sell it somewhere else? Answer: No, it is not legal.

A person can only have a certain number of plants per adult and you have to live in the home where you are growing it and it can only be for personal use.

A. DISCUSS ANY ORDINANCE CONCERNS: None at this time

PUBLIC COMMENTS: None

NEXT MEETING: Next meeting is scheduled for September 13, 2021, at the Township Hall.

ADJOURNMENT: Motion to Adjourn. C. Parker/T.Waltke.
All in favor, motion passes. Meeting adjourned at 7:40pm.

Respectfully submitted,



Eileen R. VanVleet