

**DRAFT MEETING MINUTES**  
**WAYNE COUNTY PLANNING COMMISSION**  
**OCTOBER 14, 2009 - 3:00 PM**

*(County Administration Building, 2<sup>nd</sup> Floor Meeting Room)*

**Members Present:** , Karl Kanehl, Matthew Long, David Mann, Roger Maurer, Joel Montgomery, Ann Obrecht, Dick Stull, Marlin Wengerd and Steve Wheeler.

**Members Absent:** Carl Finley and John Fitzpatrick.

**Others Present:** Ron Rudolph, Rob Kastner, Bobby Warren, Lester Wengerd, Rose Wengerd and Earl Kerr.

**Staff Present:** Betsy Sparr, Lisa Johnson and Jenny Frost.

*David Mann, Chairman called the regularly scheduled meeting of the Planning Commission to order at 3:00PM.*

*Karl Kanehl, Vice-Chairman, called the roll. A quorum was present.*

*Mr. Mann administered the oath to anyone intending to speak at the meeting.*

*The September 2, 2009 meeting minutes were reviewed.*

*Mr. Wheeler made a motion to accept the meeting minutes as written.*

*Ms. Obrecht made a second.*

*Motion carried.*

*The Minor Subdivision Report was reviewed.*

*Staff recommended acceptance of the report.*

*Ms. Obrecht made a motion to accept the report as presented.*

*Mr. Wheeler made a second.*

*Motion carried.*

*Mr. Long wished to abstain due to a conflict of interest.*

**VARIANCES**

**V-09-03, Lester Wengerd, FRA 36NE, TR49, Messner Rd., Surveyor: R.G. Rudolph Surveying, Inc.**

*Ron Rudolph, P.S. represented the applicant. Lester & Rose Wengerd were present.*

*Mr. Rudolph explained that the applicant would like to retain ownership of the drive (easement) for the possibility of future development; however, it is not economical for the applicant at this point in time.*

*Staff recommended approval with the following comments:*

- no further requests for proposals along this easement will be considered*
- future splits will require the installation of a common access drive or public roadway depending upon the nature of the proposal and the regulations at the time of the proposal;*
- the 9.9 acre parcel will be required to become part of any common access drive agreement*

*Staff cited the following as a hardship for approval of the variance request: limited sight distance and that the situation existed prior to the applicant purchasing the property in 2001.*

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**Mr. Montgomery** asked for clarification on staff's comments regarding further splits.

**Staff** clarified by saying that additional lots should not be allowed with out a common access drive or road.

After Mr. Rudolph answered various questions from the Planning Commission a motion was made.

**Mr. Maurer** made a **motion** to grant approval of the variance based on staff's recommendation, including staff's comments above. Mr. Maurer cited the limited sight distance and that the situation was not created by the applicant as the hardship for justification of approval.

**Mr. Wheeler** made a **second**.

Motion carried.

**OTHER BUSINESS:**

- Chippewa Township is proposing to change their zoning map, S-1 Special District. S-1 reflects the 100-year floodplain as mapped by FEMA. The changes to the Chippewa Zoning map are the result of the revised Flood Insurance Rate Maps of August 18, 2009.

**Earl Kerr, Chippewa Township Trustee** explained the proposal and commented that surprisingly there was a significant change to the 100-year flood plain area.

He also thanked the GIS Department of the Wayne County Auditor's Office for working with the township in producing an accurate map.

**Staff** recommended approval of the proposed zoning map as presented.

**Ms. Obrecht** made a **motion** for approval of the zoning map as presented.

**Mr. Wheeler** made a **second**.

Motion carried.

Upon hearing no further business, **Mr. Wheeler** made a **motion** to adjourn, **Mr. Wengerd** made a **second**.

Motion carried.

Meeting adjourned at 3:18PM.

Immediately following adjournment, staff held a "101" training session with the Planning Commission members in the meeting room.

\_\_\_\_\_ Date \_\_\_\_\_  
**David Mann, Chairman**  
 Wayne County Planning Commission

\_\_\_\_\_ Date \_\_\_\_\_  
**John Fitzpatrick, Secretary**  
 Wayne County Planning Commission

October 21, 2009 jf