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**Zoning Commission Meeting Minutes**  
**September 8, 2014**                      **6:00 p.m.**

Mr. Black opened the meeting and asked Mrs. Hemminger to take a roll call.

Members present: Mr. Black, Mr. Schaller, Mr. Hanna, Mr. Kelsey, Mrs. Warnimont, and Mr. Ore

Members absent: Mr. Normand

Mr. Black asked for a motion to approve the agenda for September 8, 2014. **Mr. Schaller made a motion, to approve the amended agenda, with Mr. Kelsey seconding the motion.** Mr. Black asked Mrs. Hemminger to take a vote on that motion. *YES- Mr. Schaller, Mr. Kelsey, Mr. Hanna, Mrs. Warnimont, and Mr. Black. Motion carried.*

Mr. Black referred to Mrs. Hemminger before approval of meeting minutes. Mrs. Hemminger discussed quorum for approval of meeting minutes and referenced a conversation with Township Administrator Walt Celley. Mr. Celley advises that it is not necessary for members to abstain from approving meeting minutes if they were not partaking in the conversation. Mr. Black mentions that Mr. Celley was the Law Director before he was Administrator so that is good counsel to have.

Mr. Black asked for a motion to approve the meeting minutes from the June 9, 2014 meeting. **Mrs. Warnimont made a motion, to approve the minutes, with Mr. Schaller seconding the motion.** Mr. Black asked Mrs. Hemminger to take a roll call vote on that motion *YES- Mrs. Warnimont, Mr. Schaller, Mr. Hanna, Mr. Kelsey, and Mr. Black. Motion carried.*

Mr. Black asked for a motion to approve the meeting minutes from the August 11, 2014 meeting. **Mr. Hanna made a motion, to approve the minutes, with Mr. Kelsey seconding the motion.** Mr. Black asked Mrs. Hemminger to take a roll call vote on that motion *YES- Mr. Hanna, Mr. Kelsey, Mr. Schaller, Mrs. Warnimont, and Mr. Black. Motion carried.*

Mr. Black moved to the next item on the agenda: Tracy Creek Apartments. Mr. Jim Hall, from Kalamazoo Michigan, employed by Edward Rose Development Company spoke on this item. In early 2003 they started the process of the Site Plan presented before the Zoning Commission. They built continuously from 2004 to 2009 when the economy caught up with them and they decided to stop building. With the economy turning around they would like to complete the 150 units left on the original plan. Mr. Hall stated the original plans remain the same, nothing major has changed. Two minor changes they would like to have approved. One is the finished floor of the building raised by three inches and the second is the third floor would be a nine foot with a trayed ceiling.

Mr. Black asked if there have been any stormwater issues. Mr. Hall stated they have good storage capacity and have no issues with stormwater. Mr. Hall mentioned that if this is approved they would like to begin construction in the Spring of 2015. Mrs. Hemminger mentioned that the entire Site Plan was approved in 2004 so there is no approval necessary on this. However, Mrs. Hemminger has advised them to go through Wood County for their stormwater plans. Mr. Black stated since nothing has changed they are all set.

Mr. Black moved to the August 2014 Zoning Activity Report.

- Mrs. Hemminger mentioned that Jay Wilson from ABC Auto Auction submitted their documents on September 8 so they will be on the October Zoning Commission meeting agenda.
- Board of Zoning Appeals August meeting was cancelled and their September meeting will be cancelled due to lack of agenda.
- Mrs. Hemminger advised by the Wood County Planning Commission that Mitchell Development Company has submitted Woodmont Plat 6 plans. This is the final phase of the Woodmont development (behind Kohl's). Plat 6 contains approximately 2.69 acres and 7 additional single family lots. This will also complete Woodmont Drive through the subdivision.
  - Mr. Black inquired about the sidewalks. Mrs. Hemminger stated that she will make sure the developer takes care of the sidewalks on the north and east side.
- Tracy Creek, who they just heard from, will finish up their 150 units.
- Wood County Board of Elections has sent over the final list of registered voters in the un-zoned territory in the Township.
- Mrs. Hemminger attended the pre-construction meeting for the 3<sup>rd</sup> Street widening project in front of FedEx Ground.
- August: 15 Zoning Certificates (\$16,152). The reason for the large amount is FedEx's approved certificate.

Mr. Black asked if the Township has any conversation with the mobile home park. Mrs. Hemminger stated there has not been any direct contact. She did indicate she spoke to a man from Latcha Road who strongly supports this.

Mr. Black asked about the self-storage unit on Route 795. Mrs. Hemminger has not heard from them recently.

Mr. Black asked if there was a motion to adjourn the meeting. ***Mrs. Warnimont made a motion to adjourn, with Mr. Schaller seconding the motion.*** Mr. Black asked all those in favor to say aye. All members present said aye. Motion carried.

**Respectfully submitted,**  
Rosanna Violi