



Zoning Commission Meeting Minutes **June 10, 2019 6:00pm**

Mr. Black, Chair, opened the meeting and asked Ms. Hemminger to take a roll call.

Members present: Mr. Black, Mr. Schaller, Mr. Normand, Ms. Warnimont, and Mr. Calvert

Members absent: Mr. Kelsey, Mr. Ore

Mr. Black asked for a motion to approve the agenda for June 10, 2019. **Mr. Schaller made a motion to approve the agenda, with Mr. Normand seconding.** Mr. Black asked Ms. Hemminger to take a vote on that motion. *YES – Ms. Warnimont, Mr. Schaller, Mr. Normand, Mr. Calvert and Mr. Black. Motion carried.*

Mr. Black asked for a motion to approve the meeting minutes from May 13, 2019. **Ms. Warnimont made a motion, to approve the minutes, with Mr. Calvert seconding the motion.** Mr. Black asked Ms. Hemminger to take a roll call vote on that motion, *YES – Ms. Warnimont, Mr. Normand, Mr. Schaller, Mr. Calvert, and Mr. Black. Motion carried.*

Mr. Black moved to new business. **ZLA 2019-02 Zoning Amendment Oregon Road** Biniker, Swartz, Kerwin, et.al, request to rezone three parcels (P57-300-360000015000 (36.57 acres), P57300-360000016000 (34.65 acres), and P57-300-360000016001 (4.76 acres) from A-1 Agricultural to I-2 General Industrial. Property is located on the west side of Oregon Road, immediately north of Walgreen's Distribution. Applicants believe I-2 General Industrial is the highest and best use of the property and will enhance marketing opportunities and the buyer pool.

Rex Thompson, attorney for Biniker and Swartz, residing at 26076 Thompson Road, stated that Mr. Biniker was present as well if the board had questions. Thompson cited the WCPC unincorporated targeted industrial areas on the master plan. The property is in one of the targeted industrial areas. He stated that this change is in accordance with the long term plans of the county. To the south of the property is Walgreen's Distribution Center; to the west is Ampoint, Oregon Road to the east and other industrial property to the north; so the request is compatible with the rest of the area. He stated that his clients know that the 795, I-75 and 280 corridors are "HOT" areas within the targeted industrial zone. Mr. Black stated that Mr. Thompson had appeared before the WCPC on June 4, 2019 and they recommended approval. Mr. Black asked the

board for questions or comments. With none raised, Mr. Black asked Ms. Hemminger for anything further; with no additional issues raised, Mr. Black asked the board for a motion to approve the change. **Mr. Normand made a motion to approve ZLA 2019-02, Ms. Warnimont seconded the motion.** YES – Mr. Normand, Ms. Warnimont, Mr. Schaller, Mr. Calvert and Mr. Black. **Motion carried.** This item will be heard by the township trustees at 6:00 p.m. on July 17, 2019 for a final decision.

Other Business – Mr. Black asked for other business, with no other business, and no business from the board members, Mr. Black asked Ms. Hemminger for up-coming issues. Ms. Hemminger stated that they have another request for zoning change next month involving several parcels on the west side Simmons Road, north of Walmart by I-75. Property is currently zoned A-1 Agricultural and C-2 Community Business District. Applicants wish to change zoning district to R-5 Multiple Family Residential District (High Density).

No public comments.

There being no further business, Mr. Black entertained a motion to adjourn. **Ms. Warnimont made a motion to adjourn, with Mr. Calvert seconding the motion.** Mr. Black asked all those in favor to say aye. All members present said aye. Motion carried.

Meeting adjourned at 6:10 pm

Respectfully submitted,
Liz Avery