



## TOWNSHIP OF WORTH

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Worth Township

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**TRUSTEES**

Jack Wylie

Walter Badgerow

# DRAFT

### PLANNING COMMISSION

#### MEMBERS:

Roger Stecker

*Chairperson*

Stan Lessard

*Vice-Chairperson*

Dennis Cairns

*Secretary*

Jennifer Woodruff

*Township Trustee*

*Member*

Sandy Francek

*Recording Secretary*

### WORTH TOWNSHIP PLANNING COMMISSION

#### REGULAR MEETING

Worth Township Conference Room

Wednesday, May 6, 2015

#### MEETING CALLED TO ORDER:

Vice-Chairperson Stan Lessard called the meeting to order at 6:30 p.m.

#### PLEDGE OF ALLEGIANCE:

By Members and Audience

#### ROLL CALL:

By Secretary Dennis Cairns

**PRESENT:** Stan Lessard, Jennifer Woodruff, and Dennis Cairns

#### QUORUM PRESENT

**ABSENT:** Roger Stecker.

**OTHERS:** Walt Badgerow and Jack Wylie (Board Trustees), John Yatros (Zoning Administrator), Gary Lorf (ZBA), Larry Bourgeois (Township Resident), and Recording Secretary Sandy Francek.

#### PUBLIC COMMENT: None

#### APPROVAL OF AGENDA:

**MOTION** by Woodruff to approve the Agenda as amended:

Add 'Approval of February 4, 2015 Regular Minutes'

Change typo from March 20 to March 25 Minutes to be approved

Add 'Approval of April 20 Special Meeting Minutes'

Support: Cairns

All ayes, Motion carried.

**APPROVAL OF MINUTES:**

**MOTION** by Cairns to approve February 4, 2015 Regular Meeting Minutes as presented.

Support: Woodruff

All ayes, Motion carried.

**MOTION** by Woodruff to approve March 4, 2015 Regular Meeting Minutes as presented.

Support: Cairns

All ayes, Motion carried.

**MOTION** by Woodruff to approve March 25, 2015 Public Hearing Minutes as presented.

Support: Cairns

All ayes, Motion carried.

**MOTION** by Cairns to approve March 25, 2015 Special Meeting Minutes as presented.

Support: Woodruff

All ayes, Motion carried.

**MOTION** by Woodruff to approve April 20, 2015 Special Meeting Minutes as presented.

Support: Cairns

All ayes, Motion carried.

**CORRESPONDENCE:**

Lessard read aloud a letter from Wade Trim regarding budget estimate for Zoning Ordinance updates.

**PROPERTY LOT COMBINATIONS:**

- 15-05-01** **MOTION** by Cairns to approve the combination of parcels 76-261-070-000-367-00, 76-261-070-000-368-00, and 76-261-070-000-369-00 as reviewed.  
Support: Woodruff  
All ayes, Motion carried. Discussion, motion stands.
- 15-05-02** **MOTION** by Woodruff to approve the combination of parcels 76-261-070-000-091-00 and 76-261-070-000-090-00 as reviewed.  
Support: Cairns  
All ayes, Motion carried. Discussion, motion stands.
- 15-05-03** **MOTION** by Woodruff to approve the combination of parcels 76-261-070-000-242-00 and 76-261-070-000-243-00 as reviewed.  
Support: Cairns  
All ayes, Motion carried. Discussion, motion stands.

- 15-05-04**      **MOTION** by Cairns to approve the combination of parcels  
76-261-300-002-109-00 and 76-261-300-002-120-00 as reviewed.  
Support: Woodruff  
All ayes, Motion carried. Discussion, motion stands.
- 15-05-05**      **MOTION** by Woodruff to approve the combination of parcels  
76-261-300-000-074-10 and 76-261-300-000-107-00 as reviewed.  
Support: Cairns  
All ayes, Motion carried. Discussion, motion stands.
- 15-05-06**      **MOTION** by Woodruff to approve the combination of parcels  
76-261-303-005-024-00 and 76-261-303-005-029-00 as reviewed.  
Support: Cairns  
All ayes, Motion carried. Discussion, motion stands.
- 15-05-07**      **MOTION** by Cairns to approve the combination of parcels  
76-261-230-000-028-00 and 76-261-230-000-027-00 as reviewed.  
Support: Woodruff  
All ayes, Motion carried. Discussion, motion stands.
- 15-05-08**      **MOTION** by Cairns to approve the combination of parcels  
76-261-300-001-320-00 and 76-261-300-001-330-00 as reviewed.  
Support: Woodruff  
All ayes, Motion carried. Discussion, motion stands.

**REVIEW OF ZONING ORDINANCE AUDIT:**

**MOTION** by Woodruff to table Review of Zoning Ordinance Audit until next meeting.  
Support: Cairns  
All ayes, Motion carried. Discussion, motion stands.

**REVIEW BUDGET ESTIMATE FOR ZONING ORDINANCE UPDATE:**

**MOTION** by Woodruff to table Review Budget Estimate for Zoning Ordinance Update  
until next meeting.  
Support: Cairns  
All ayes, Motion carried. Discussion, motion stands.

**REVIEW LETTER FROM JOHN YATROS TO BOARD DATED MARCH 18, 2015:**

Members reviewed and discussed.

**REVIEW OF PROPOSED REZONING AND PUBLIC HEARING:** Members reviewed  
packet.

**MOTION** by Woodruff to schedule Rezone Public Hearing for request of tax parcels  
76-261-303-003-904-00, 76-261-303-003-899-00, 76-261-303-003-805-00,  
76-261-303-003-779-00, and 79-261-303-003-782-00 on June 3 at 6:00 p.m.  
Support: Cairns

All ayes, Motion carried. Discussion, motion stands.

**SANITARY SEWER UPDATE:** Woodruff stated that PreinNewhoff is still looking at lagoon property purchase. The project could be pushed back since proposed deadline cannot be met. Badgerow commented he, Township Supervisor, and PreinNewhoff are to meet with the County Road Commission about backfill.

**MEMBER REPORTS:**

Woodruff reported that Planning Commission's members' terms are being staggered now since all members' terms have expired. Also she commented that the new clerk needed all the Planning Commissions Agenda, Minutes, and files. Secretary Cairns to meet with clerk.

Lessard had nothing to report.

Cairns suggested the Township should look into using the International Property Maintenance Code for township ordinances, explaining how it was a good reference for him at a previous job.

**ADDITIONAL PUBLIC COMMENT:**

Yatros explained how he needs zoning book clarification from the Zoning Board of Appeals.

Badgerow clarified how nipping enforcement in the bud by calling the Sheriff.

Discussion of expanding Planning Commission, he and Supervisor are to work on it.

Lorf agreed need of going through Ordinance Book, one ordinance at a time, to improve book.

**ADJOURNMENT**

**MOTION** by Woodruff to close meeting at 8:10 p.m.

Support: Cairns

All ayes, Motion carried.

Respectfully submitted  
by Sandy Francek,  
Recording Secretary  
May 6, 2015