

Executive Committee Minutes January 10, 2008

LUC President Jack Reser called the meeting to order at 1:15 PM.

Members present: See attached. Pat Parish represented Ryan Shoffstall for Village of Lakeview. Jim Holycross now representing City of Bellefontaine (what used to be Gary Carmean's spot).

Members absent: See attached.

Guests present: Don Walters/Village of Russells Point, Judy Christian/York Township, and Wes Dodds/LUC Regional Planning.

Fereidoun Shokouhi made the first motion to approve the **Minutes** of the December 13, 2007 Meeting. Scott Coleman made the second motion. All in favor.

Andy Yoder presented the **Financial Report**. Max Coates made the first motion to accept the **Financial Report**. Scott Coleman seconded the motion. All in favor.

ODOT: ODOT District 6 attached. Robb Cummins reported for ODOT District 7. He stated that everything is on target for 2008 thus far.

New Business:

1. Review of Zoning Amendments to the Goshen Township (Champaign County) Zoning Resolution.
 - i. Section 501 – Addition of #7, "The Zoning Inspector is required to maintain a copy of all appropriate documents such as the current Goshen Township Zoning Resolution and the Ohio Revised Code as amended. The Inspector is further required to have a thorough working knowledge of these documents."
 - ii. Official Schedule of District Regulations in U-1 & R-1 Districts = Minimum Lot Size 2 Acres, Minimum Road Frontage 200 Feet. On Common Access Drives Minimum Lot Size 1.5 Acres, Minimum Road Frontage 150 Feet.
 - iii. Addition of Article 1037 in Supplementary District Regulations, "Wind Power Generating Facilities."

Steve Stolte made the first motion to:

- ✓ Recommend Approval of Section 501 #7, but further advised that it may be more appropriate in a job description for their Zoning Inspector.
- ✓ Recommend Approval of Official Schedule of District Regulations in U-1 & R-1 Districts on Minimum Lot Size and Road Frontage.
- ✓ Recommend Denial of Article 1037 on "Wind Power Generating Facilities" and that Goshen Township should await recommendations from the Champaign County Wind Turbine Study Group.

Charles Hall made the second motion. All in favor.

2. Review of Zoning Amendment to 5940 N. State Route 235, Carysville (Parcel #s A01-01-12-29-01-017-00, A01-01-12-29-01-018-00, A01-01-12-29-01-019-00) in Adams Township (Champaign County) from B-2 Local Business District to M-2 Heavy Manufacturing District to allow for manufacturing on the property. The applicant is currently producing concrete yard decorations. In addition, they are manufacturing the rubber molds for the concrete. Zoning Inspector Mike Vance inspected the property with the Sheriff's Office after obtaining a search warrant. The manufacturing process in question is indeed heavy and includes flammable chemicals and resins in the production of the molds. The adjoining properties are residential. Paul Hammersmith made the first motion to recommend that the Zoning Amendment on 5940 N. State Route 235 in Carysville, Adams Township be denied as it is not compatible with surrounding land uses and would create a "spot zoning". In addition, the Committee further recommended that Adams Township seek the advice of the Champaign County Prosecutor's Office in regards to the applicant's non-conforming/non-compliant issues. Mike Bow seconded the motion. All in favor.
3. Review of Zoning Amendment by Shelly Materials, Inc. to approximately 37 Acres (Parcel # 250013020001) at Jerome and Watkins Road, east of the existing quarry, in Millcreek Township (Union County) from U-1 Rural District to EQ Excavation & Quarry District. The existing use is Agriculture, and the proposed use is Limestone Extraction. The Zoning Amendment would be consistent with the Millcreek Township Comprehensive Plan who lists the parcel as "Special Use" in their Future Land Use Map. Mike Bow made the first motion to recommend approval of the Zoning Amendment to Parcel #250013020001 of approximately 37 Acres to EQ Excavation & Quarry District. Jack Engle seconded the motion. All in favor.
4. Review of Zoning Amendment by Shelly Materials, Inc. to 37 Acres at Jerome and Watkins Road, south of the existing quarry, in Millcreek Township (Union County) from EQ Excavation & Quarry District to U-1 Rural District. This is a portion of Parcel # 250013023000 which is listed as 311.574 Acres in the Auditor's website. Steve Stolte made the first motion to recommend approval of the Zoning Amendment to Parcel #250013023000 of approximately 37 Acres to U-1 Rural District. Fereidoun Shokouhi seconded the motion. All in favor.
5. Zoning & Subdivision Committee Appointments for 2008 – Jenny Snapp. Max Coates made the first motion to appoint the 2008 Zoning & Subdivision Committee as follows:
 - Chair – Ken Watkins, City of Urbana
 - Vice- Chair – Scott Coleman, Logan County
 - Greg DeLong, City of Marysville
 - Bill Edwards, City of Urbana
 - Charles Hall, Union County
 - Paul Hammersmith, City of Dublin
 - Fereidoun Shokouhi, Champaign County
 - Steve Stolte, Union County
 - Don Walters, Village of Russells PointScott Coleman seconded the motion. All in favor.

6. Building Condition Report – Scott Coleman and Jenny Snapp. Scott Coleman and Jenny Snapp updated the Committee on recent Building activities. Jenny reported that painting was being done in the Planner office in preparation of the furniture donation delivery. During the remodeling process, it was found that the paneling is rotting on the wall facing State Street. Scott believes that repairs need to be done to the basement, as there is air and humidity that is causing the rotting. Scott asked for Building Committee members to stay after the Executive Committee Meeting to discuss these issues and tour the Basement and the Planner Office. Scott Coleman also asked for feedback on the new Board Room layout. He presented sample layouts that he had come up with. He also stated that there might need to be two more tables ordered for the Board Room.

Director's Report: Attached

Comments:

1. New LUC President for 2008 Jack Reser thanked guests for their attendance.
2. Mike Bow asked about Agricultural Economic Development activities in the 3 Counties.
3. Steve Stolte reported that the Union County Convention and Visitor's Bureau is planning a Covered Bridge Festival for September 6 that will highlight the seven covered bridges in Union County.
4. Steve Stolte stated that the Bayley Point development (formerly Glacier West) held a public meeting to inform Millcreek Township residents of their plans. They have submitted their zoning amendment to the Township to review.
5. Director Jenny Snapp reported that they had a second interview with the Union County Planner candidate. She has been checking his references and expects to make an offer by the end of the week.

Adjourn: Jack Engle made the first motion to adjourn the LUC Executive Committee Meeting at approximately 2:00 PM, and Fereidoun Shokouhi seconded the motion.