



Zoning & Subdivision Committee

The Zoning and Subdivision Committee met in regular session on Tuesday, December 6, 2011, at 1:30 pm at the LUC Office in East Liberty. Zoning & Subdivision Committee Members were in attendance as follows: Brad Bodenmiller, Scott Coleman, Greg DeLong, Wes Dodds, Charles Hall, Heather Martin, Bill Narducci for Jeff Stauch, and Andy Yoder. Absent members included: Paul Hammersmith, Fereidoun Shokouhi, and Jenny Snapp.

Scott Coleman chaired the Zoning & Subdivision Committee Meeting.

Minutes of the November 10, 2011, meeting were approved as written with Charles Hall making the first motion to approve and Andy Yoder making the second motion. All in favor.

1. Review of Woodbine Final Plat (Union County) – Wes Dodds
 - Bill – We wanted to see the Easements recorded before the Executive Meeting, but after speaking to the developer it won't happen until December 13. The Engineer's Office is fine with the plat being approved prior to the easements being received providing the developer provides proof that the easements have been approved.
 - Charles Hall made the first motion to recommend approval of the Woodbine Final Plat pending confirmation from the Union County Engineer's Office that they have received all the easements and they have been signed by all the landowners. Brad Bodenmiller made the second motion to recommend approval of the Woodbine Final Plat pending confirmation from the Union County Engineer's Office that they have received all the easements and they have been signed by all the landowners. All in favor.
2. Stokes Township (Logan County) - Review of re-write to Zoning Resolution for Avondale Allotments – Wes Dodds
 - Scott – You need to replace footer with footing anywhere it is used.
 - Greg – Page 13, why are they defining a regional flood?
 - Wes – It's part of our model text, I'm not sure of the origin.
 - Greg – Page 19, Open Space definition, the beginning sentence didn't make sense. Also, on that page, under PUD, they only want to do PUD's for manufacturing and commercial, not manufacturing?
 - Wes – They don't have manufacturing districts in the township.
 - Greg – Page 23, Semi-Trailer – should it say Semi Trailer/Sealand and container in the last sentence. Page 27, Vehicle/Accessory/Boats/... There's no definition.



Logan-Union-Champaign regional planning commission

Director: Jenny R. Snapp

- Wes – I think the term being defined is Accessory Vehicle and those are specific examples.
 - Greg – On Page 28, there needs to be a space between the terms decibel and nacelle.
 - Scott – After you make changes like that do you incorporate it into our model text?
 - Wes – Yes
 - Andy Yoder made the first motion to recommend approval of the Stokes Township, Avondale Allotment Text re-write with committee comments and Greg DeLong made the second motion to recommend approval of the Stokes Township, Avondale Allotment Text re-write with committee comments. All in favor.
3. Stokes Township (Logan County) – Review of various text amendments to Zoning Resolution for Indian Isles – Wes Dodds
- Charles – If I have 10 acres and there are 20 homes around me in smaller lots, and I want to put horses on my 10 acres, would it have to be approved by the township?
 - Wes – No it's only lots less than five acres.
 - Andy – For Section 1001, Item 4 – is that just detached accessory buildings?
 - Wes – I don't think we specifically had that conversation, but I think that's what it was meant to be.
 - Greg – What defines a construction site in regards to the Port-a-jons?
 - Wes – We didn't specifically define it.
 - Andy – How about we put any permitted construction site?
 - Andy – For Section 106-5 – instead of cut through, can it be changed to damaged? It would be a catch all.
 - Wes - How about damaged to tile, I'll change it to that in the title too.
 - Andy Yoder made the first motion to recommend approval of the Stokes Township, Indian Aisles Zoning Text Amendments with staff comments and Bill Narducci made the second motion to recommend approval of the Stokes Township, Indian Aisles Zoning Text Amendments with staff comments. All in favor.

The Zoning and Subdivision Committee adjourned at 1:56 pm with Brad Bodenmiller making the first motion to adjourn and Andy Yoder making the second motion to adjourn. All in favor.