

Hope Planning Commission

Regular Meeting

Unapproved Minutes

February 2, 2022

Meeting was called to order with the pledge of allegiance at 7:04

Members Present: Nicole Kelley, Diane Vaughan, Wendy Faber, Brian Hawkins and Dan Mieske

Minutes were approved from November 16, 2021 meeting

Nicole Kelly was appointed Chairperson

Wendy Faber was appointed Vice Chair, Diane Vaughan appointed Secretary

Need to look over Master Plan by end of the year

Next mailing of property taxes will include survey for residents regarding Commercial Marijuana Grow Facilities and Operations.

Reminder to Planning members to try and make Township Board Meetings

Non-Commercial property use goes through Zoning Administrator and if necessary Zoning Board of Appeals. Zoning Administrator will inform Planning Commission of any changes or updates needed.

Previous Business

Jenny Stewart from Spicer Group met with members to go over updates to the Ordinance

Need to incorporate amendments in the back of current ordinance into ordinance

To make it easier for residents to find information

When put on the web-site need to make it more accessible and easier to search and find information

Shipping containers need to be added, lot lines conform with accessory structures

Also they would need to be painted-one color-wording or advertising not allowed

Residential setback numbers proposed to be changed to

Lot size over 75' : 25 ft front, 10' sides and back.

Lot size under 75' : 25 ft front and 8' sides and back.

New Business: Rob Musselman, owner of property at International Engineering & Woodys wants to invest in solar energy to make the businesses net zero for energy usage.

Solar array planning has been done. Certain amount of square footage is needed for the businesses.

New site plan will be drawn up for structure and panels. Needs to be within 10ft from sides, 25 from rear of property and front is 50 ft. plus to center of road at total of 83 ft. Need Public Hearing.

With Commercial Solar Systems need to make sure payments for future removal from abandonment are paid before permits are issued.

Jenny had questions regarding copies on disks from the time the Planning Commission worked with Rodney Nanney. Need to find out what did and did not get adopted. Some dates were confusing. Check on definitions, accessory structures, keeping of farm animals.

Planning Commission wants to make sure unoccupied residential homes are not used for growing Marijuana.

Meeting adjourned at 8:04 pm

Next meeting April 6th