



# DEERFIELD TOWNSHIP PLANNING COMMISSION

## MEETING MINUTES

November 22, 2016 at Deerfield Township Hall

**CALL TO ORDER:** Meeting was called to order by chairman, Jim Wynes at 7:00 p.m.

**PRESENT:** Virginia Wood, Connie Lynch, Chairman Jim Wynes, Dan McGuire, Tom Kromer, Jonas Cook, Roger Lintemuth and Zoning Administrator Melissa Nelson.

**ABSENT:** None

**ADDITIONS/APPROVAL OF AGENDA:** None. Motion to approve by Wood seconded by Kromer. Approved 6-0

### **Zoning Administrator's Report:**

Nelson reported that McQuestion case is being sent back to Planning Commission, pending request by McQuestion. No paperwork or further action has been received at this time. Zoning permit pace has slowed. Latest MTA training valuable.

**Public comment: none**

### **Old Business:**

- 1) Planning Commission discussed sequence of events related to adoption of review results for ordinances and zoning status and map. Discussion centered around support for the work which has gone into the process and its results. Motion was made by Lynch to send the revised and updated Deerfield Township Zoning Ordinance to the Deerfield Township Board, recommending its adoption. Motion was seconded by Kromer. Roll call vote: Wood, yes; Lynch, yes; McGuire, yes; Kromer, yes; Cook, yes; Lintemuth, yes; Chairman Wynes, yes. Motion passed 7-0.  
Wood made motion to send revised and updated zoning map to Deerfield Township Board, recommending its approval and adoption. Motion was seconded by Cook. Roll call vote: Wood, yes; Lynch, yes; McGuire, yes; Kromer, yes; Cook, yes; Lintemuth, yes; Chairman Wynes, yes. Motion passed 7-0. ther

**NEW BUSINESS:**

- 1) Planning Commission reviewed in depth the site plan for a proposed Dollar General store on the northwest corner of Winn and Remus Roads (M-20). A presentation was made by Andrew Rossell, representing AR Engineering, and John Abent, representing Midwest V, LLC the developer. Diagrams and blueprints were reviewed covering the current conditions of the property and demolition plans, the site layout, utility plans, grading plans and building specifications, details for parking and he proposed landscaping plan. Some work is still being done on septic requirements but the driveway entrance off Winn Road, a catch basin and plantings and seeding were explained. Wood made a motion, seconded by Kromer, that the Planning Commission approve the site plan for Dollar General as presented. Roll call vote: Wood, yes; Lynch, yes; McGuire, yes; Kromer, yes; Cook, yes; Lintemuth, yes; Chairman Wynes, yes. Motion passed 7-0.
- 2) It was proposed that the meetings dates for 2017 be set as Jan. 10, March 14, May 9, July 11, Sept. 12 and Nov. 14. Motion was made by Cook and seconded by McGuire to accept those dates, the second Tuesday of every other month. Motion passed 7-0.

**PUBLIC COMMENT:** Joe Kasuba asked if a public hearing was needed for the site plan approval. The answer was that it required Planning Commission action at an official meeting, but not a public hearing.

**Adjournment:** Motion to adjourn was made at 7:51 pm. Motion was made by Wood, seconded by McGuire.

**NEXT MEETING: January 10, 2017 at 7 p.m.**