

Item No. 3 Appoint Representative to ZBA.

Motion

Moved By: Dennis Staelgraeve

Supported By: Hillary Schmitz

A motion was made for Ignazio Cuccia to continue to serve as ZBA Representative for the 2019 year.

MUC

Item No. 4 Public Hearing – Sign Ordinance Waiver – Angelo’s Chop House - Parcel ID# 087-015-00 located at 1950 Welcome Way in a C-3 Highway Commercial Zoning District – Request for a Sign with Larger Area than Permitted in District.

Attorney Erik G. Chappell, representing Angelo Tsipis, Angelo’s Chop House, approached and presented their case for the Sign Waiver Request.

Mario Ortega, McKenna Associates, presented the Planner’s report dated February 12, 2019. Mr. Ortega does not recommend that the Planning Commission approve the Sign Waiver based on the fact that they do not meet all 6 conditions in order to grant approval.

Opened the floor to the public at 7:41 pm.

Ignazio Cuccia, Planning Commission Chairperson, asked if there were any citizens who wished to address the Commission as to the request.

One concerned citizen supported the sign waiver.

The Township Building Official, Joseph Lehmann, commented on the history behind the proposed sign.

Closed the floor to the public at 7:48 pm.

Motion

Moved By: Hillary Schmitz

Supported By: Paul Thoma

MUC

A motion was made to accept and place on file the following correspondence:

- Mario Ortega, McKenna Associates, dated February 12, 2019
- Submittal Documents

Planning Commission Members discussed the subject further.

Motion

Moved By: Steve Hyder

Supported By:

A motion was made to grant approval for the Sign Ordinance Waiver – Angelo’s Chop House - Parcel ID# 087-015-00 located at 1950 Welcome Way in a C-3 Highway Commercial Zoning District – Request for a Sign with Larger Area than Permitted in District, for the reason that it meets the criteria of Section 25.12.

Ignazio Cuccia, Planning Commission Chairperson, asked if there was any support for the motion, three separate times. There was none.

Motion dies for lack of support.

Motion

Moved By: Hillary Schmitz

Supported By: Paul Thoma

A motion was made to deny approval for the Sign Ordinance Waiver – Angelo’s Chop House - Parcel ID# 087-015-00 located at 1950 Welcome Way in a C-3 Highway Commercial Zoning District – Request for a Sign with Larger Area than Permitted in District, for the reason set forth in the Planner’s Report and that the request does not meet criteria 3 and 6 of Section 25.12.

Roll Call:	Cuccia – No, Yoas – Yes, Calkins – Yes.	Staelgraeve – Yes, Thoma – Yes,	Schmitz – Yes, Hyder –No,
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5 - Yes votes, 2 - No votes MC

Item No. 5 Discussion - Changes to Accessory Structures Ordinance.

The Township Building Official, Joseph Lehmann, presented changes he would like to have made to this Section of the Zoning Ordinance.

One concerned citizen had questions regarding rabbit hutches, chicken coops and dog houses.

Planning Commission Members discussed proposed changes to Accessory Structures Ordinance.

Motion

Moved By: Dennis Staelgraeve

Supported By: Steve Hyder

A motion was made to Set a Public Hearing for the March 21, 2019 Planning Commission Meeting regarding the proposed amendment to the accessory structures with changes discussed tonight.

Roll Call:	Cuccia – Yes, Yoas – Yes, Calkins – Yes.	Staelgraeve – Yes, Thoma – Yes,	Schmitz – Yes, Hyder –Yes,
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7 - Yes votes, 0 - No votes
MUC

Item No. 6 Discussion/Set Public Hearing/Draft Lighting Article

Planning Commission Members discussed the Zoning Ordinance regarding Lighting. Commission does not feel draft is ready for Public Hearing at this time. All agreed that they need to keep working on it before they can set a public hearing for this.

Item No. 7 - 2018 Annual Report of Planning Commission to Township Board

Mario Ortega, McKenna Associates, presented the 2018 Annual Report dated February 21, 2019.

Planning Commission Members reviewed and discussed the 2018 Annual Report.

Motion

Moved By: Dennis Staelgraeve

Supported By: Paul Thoma

A motion was made to approve the draft Annual Report as presented and to present the 2018 Annual Report of the Planning Commission to the Township Board.

Roll Call:	Cuccia – Yes, Yoas – Yes, Calkins – Yes.	Staelgraeve – Yes, Thoma – Yes,	Schmitz – Yes, Hyder –Yes,
			7 - Yes votes, 0 - No votes MUC

Item No. 8 Old Business.

No old Business was discussed.

Item No. 9 New Business.

There were no citizens remaining to open the floor for questions, comments or concerns to the Planning Commission Board.

Ignazio Cuccia, Planning Commission Chairperson, informed rest of board of the items to be on next month’s agenda.

- **Monroe Storage on Stewart Rd. (Designhaus, LLC) – Special Use**
- **Monroe Storage on Stewart Rd. (Designhaus, LLC) – Tentative Site Plan**
- **ACME Pool Specialists – 2475 N. Monroe St. (Jim Jacobs Architects) - REZONING**

Item No. 10 Administrative Reviews Update/Chairperson.

- Mini Committee: none
- ZBA: Garage Variance
- Special Meeting: none

Item No. 11 Adjournment.

Motion

Moved By: Hillary Schmitz

Supported By: Dennis Staelgraeve

A motion was made to adjourn the meeting at 9:30 p.m.

MUC