

# RECORD OF PROCEEDINGS

## **Violet Township Zoning Commission Meeting**

April 15, 2014

Mr. Biancamano called the meeting to order at 7:36 p.m.

Members present: Mr. Decker, Mr. Bussom, Ms. Hogan, Mr. Palsgrove, Mr. Biancamano were present. Also present was Kelly Sarko; Zoning Inspector.

Ms. Sarko reported an application had been filed by Tab Thompson to rezone property on Babbert Place that used to be Daff Construction. It is currently zoned S-1 and are requesting a C-3 District for a construction office and to allow the repair company vehicles, and to sell supplies or goods. It will be on the agenda for May 20<sup>th</sup>.

The Commission discussed creating an overlay district for the Refugee Road corridor. It was determined that an overlay district may help expedite zoning in order to compete with municipalities seeking to annex township areas. Possible areas and boundaries for the overlay district were discussed.

Ms. Hogan mentioned that it makes sense to try and do something along the corridor now.

Mr. Biancamano asked Ms. Sarko to explain how the Planned Overlay District works. She responded that the Overlay District is a legislative process. The applicant submits all the required documentation, a public hearing is conducted and, if everything is in order and the Trustees approve the Development Plan then the Zoning attaches to the land. The alternative is the rezoning process where an applicant has public hearings through Regional Planning Commission and the Zoning Commission and then the Trustees.

Members of the Commission stated that existing subdivisions such as Huntington Hills need to be buffered from commercial uses. Some ideas were to have less intense uses in proximity to subdivisions and increased buffering. Another idea was to have specific areas within the overlay district with each having permitted uses and development standards.

Mr. Biancamano said there seemed to be a consensus among the Commission members on exploring the overlay district option. Mr. Bussom mentioned we need to be ready for the onslaught of opinions that will be flooding out of this proposal. He emphasized that if the Commission approves the overlay district its reasons for doings so should be clearly explained. Mr. Biancamano said that in considering the adoption of an overlay district the Commission is not promoting any particular kind of development in the Refugee Road corridor. The Commission is looking at the overlay district because it would give the township an additional way to regulate commercial development that might be proposed by others.

The Commission asked Ms. Sarko to discuss the Refugee Road Overlay District with Brosius Johnson and Griggs.

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A discussion ensued about increasing density in Planned Districts to allow for apartments and higher density condominiums.

Mr. Biancamano asked what the advantage would be of increasing the density. Ms. Hogan said it would limit the incentive to property owners to annex to the City. Ms. Sarko recommended at the same time if density were to increase, then the open space requirement should also increase. The Commission members were open to considering increasing density.

Mr. Bussom made a motion to approve the March 18, 2014 meeting minutes. Mr. Decker seconded the motion. Roll call vote: All ayes.

Mr. Palsgrove made a motion to adjourn the meeting. Mr. Decker seconded the motion. Roll call vote: All ayes. Meeting adjourned at 8:25 p.m.

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Joniann Goldberg, ~~Zoning Secretary~~ Administrative Assistant

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John Biancamano, Chair

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Date