

## Violet Township Zoning Commission

February 19, 2008

John Biancamano called the meeting to order at 7:30 p.m.

Roll call: Mr. Bussom, yes; Ms. Raridan-Preston, yes; Mr. Biancamano, yes; and Mr. Palsgrove, yes; Also, present was Kelly Sarko; Zoning Inspector.

Mr. Palsgrove made the motion to approve the minutes from the December 2007 Zoning Commission meeting. Mr. Bussom seconded the motion. Roll call vote: Palsgrove, yes; Bussom, yes; Raridan-Preston, yes; Biancamano, yes. Motion carried.

Mr. Palsgrove made the motion that John Biancamano be chairman of the Zoning Commission for the year 2008. Ms. Raridan-Preston seconded the motion. Roll call vote: Palsgrove, yes; Raridan-Preston, yes; Bussom, yes; Biancamano, yes. Motion carried.

Mr. Biancamano made the motion that Steve Palsgrove be Vice-Chairman of the Zoning Commission for the year 2008. Mr. Bussom seconded the motion. Roll call vote: Biancamano, yes, Bussom, yes; Raridan-Preston, yes; Palsgrove, yes. Motion carried.

Mr. Biancamano explained the benefits of Planned Residential Districts and noted that it was the desire of the Commission, in order to have some degree of control over development and how land is developed, that a Planned Commercial District be added to the Zoning Resolution.

He said at this time last year the Commission began working on the Planned Commercial District. After much work by the Commission, the amendment was sent to the Township Trustees. At the Trustees level there were some citizens who were concerned with the proposed amendment. A committee of concerned citizens was formed to address the concerns of those citizens. Several meetings occurred regarding the proposed amendment. Those meetings included the concerned residents, Ms. Sarko, Ms. Love, Mr. Biancamano, Mr. Yaple and Mr. Weltlich as moderator. After the citizen input, it was decided the modifications to the proposed amendment were too great in number and the Trustees were left with two options: one, to approve the amendment as recommended by the Commission or, two, to deny the amendment so that the amendment as modified could be reviewed by the Commission. He said the Trustees chose to deny the amendment so that the Commission could review the modified document. He said it is his anticipation that formal discussions regarding the Planned Commercial District will begin in March.

Ms. Sarko noted that she had forwarded copies of all the documents: the Planned Commercial Mixed Use District which was recommended for approval to the Trustees by the Zoning Commission and copies of the two districts which were a result of the Citizens Committee discussions – the Planned Business and Industrial District and the Planned Commercial District. Ms. Sarko said that she would ask Mr. Brosius to attend the March Zoning Commission meeting.

Mr. Palsgrove made the motion to adjourn the meeting at 8:10 p.m. Ms. Raridan-Preston seconded the motion. Meeting adjourned upon a unanimous vote.

---

Joniann Goldberg, Zoning Secretary

---

John Biancamano, Chair

---

Date