

**DRAFT MEETING MINUTES**  
**WAYNE COUNTY PLANNING COMMISSION**  
**OCTOBER 14, 2009 - 3:00 PM**

*(County Administration Building, 2<sup>nd</sup> Floor Meeting Room)*

**Members Present:** , Karl Kanehl, Matthew Long, David Mann, Roger Maurer, Joel Montgomery, Ann Obrecht, Dick Stull, Marlin Wengerd and Steve Wheeler.

**Members Absent:** Carl Finley and John Fitzpatrick.

**Others Present:** Ron Rudolph, Rob Kastner, Bobby Warren, Lester Wengerd, Rose Wengerd and Earl Kerr.

**Staff Present:** Betsy Sparr, Lisa Johnson and Jenny Frost.

*David Mann, Chairman called the regularly scheduled meeting of the Planning Commission to order at 3:00PM.*

*Karl Kanehl, Vice-Chairman, called the roll. A quorum was present.*

*Mr. Mann administered the oath to anyone intending to speak at the meeting.*

*The September 2, 2009 meeting minutes were reviewed.*

*Mr. Wheeler made a motion to accept the meeting minutes as written.*

*Ms. Obrecht made a second.*

*Motion carried.*

*The Minor Subdivision Report was reviewed.*

*Staff recommended acceptance of the report.*

*Ms. Obrecht made a motion to accept the report as presented.*

*Mr. Wheeler made a second.*

*Motion carried.*

*Mr. Long wished to abstain due to a conflict of interest.*

**VARIANCES**

**V-09-03, Lester Wengerd, FRA 36NE, TR49, Messner Rd., Surveyor: R.G. Rudolph Surveying, Inc.**

*Ron Rudolph, P.S. represented the applicant. Lester & Rose Wengerd were present.*

*Mr. Rudolph explained that the applicant would like to retain ownership of the drive (easement) for the possibility of future development; however, it is not economical for the applicant at this point in time.*

*Staff recommended approval with the following comments:*

- no further requests for proposals along this easement will be considered*
- future splits will require the installation of a common access drive or public roadway depending upon the nature of the proposal and the regulations at the time of the proposal;*
- the 9.9 acre parcel will be required to become part of any common access drive agreement*

*Staff cited the following as a hardship for approval of the variance request: limited sight distance and that the situation existed prior to the applicant purchasing the property in 2001.*

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**Mr. Montgomery** asked for clarification on staff's comments regarding further splits.

**Staff** clarified by saying that additional lots should not be allowed with out a common access drive or road.

After **Mr. Rudolph** answered various questions from the Planning Commission a motion was made.

**Mr. Maurer** made a **motion** to grant approval of the variance based on staff's recommendation, including staff's comments above. **Mr. Maurer** cited the limited sight distance and that the situation was not created by the applicant as the hardship for justification of approval.

**Mr. Wheeler** made a **second**.

Motion carried.

**OTHER BUSINESS:**

- Chippewa Township is proposing to change their zoning map, S-1 Special District. S-1 reflects the 100-year floodplain as mapped by FEMA. The changes to the Chippewa Zoning map are the result of the revised Flood Insurance Rate Maps of August 18, 2009.

**Earl Kerr, Chippewa Township Trustee** explained the proposal and commented that surprisingly there was a significant change to the 100-year flood plain area.

He also thanked the GIS Department of the Wayne County Auditor's Office for working with the township in producing an accurate map.

**Staff** recommended approval of the proposed zoning map as presented.

**Ms. Obrecht** made a **motion** for approval of the zoning map as presented.

**Mr. Wheeler** made a **second**.

Motion carried.

Upon hearing no further business, **Mr. Wheeler** made a **motion** to adjourn, **Mr. Wengerd** made a **second**.

Motion carried.

Meeting adjourned at 3:18PM.

Immediately following adjournment, staff held a "101" training session with the Planning Commission members in the meeting room.

\_\_\_\_\_ Date \_\_\_\_\_  
**David Mann, Chairman**  
 Wayne County Planning Commission

\_\_\_\_\_ Date \_\_\_\_\_  
**John Fitzpatrick, Secretary**  
 Wayne County Planning Commission

October 21, 2009 jf