

HELLAM TOWNSHIP PLANNING COMMISSION
MEETING MINUTES
June 11, 2026

Chairman Devin Winand called the meeting to order at 6:01 p.m.

Members present were Robert Searer, Devin Winand, Rick Cooper, Mike Shillott, and Alternate Member Adrienne Johnson. Also present were Township Manager Corina Mann and Code Compliance Field Coordinator Shane Coolbaugh.

During public comment, a resident inquired about the status of the Comprehensive Plan update and the background of the newly appointed Planning Commission member. The Commission reviewed the anticipated timeline for completion of the plan, including opportunities for public and municipal review.

Mr. Shillott moved to approve the minutes of the previous meeting. Mr. Searer seconded the motion. The motion carried unanimously.

There was no new business before the Commission. The Commission continued discussion of the draft Comprehensive Plan, including the review schedule, coordination with neighboring municipalities, the upcoming 45-day public review period, and the anticipated adoption timeline. Members were reminded that Planning Commission comments on the draft plan are due by July 31, 2026.

Under old business, the Commission continued its review of the proposed Logistics and Warehouse Ordinance. Discussion of truck parking and driver amenities focused on truck staging, enforcement responsibilities, and methods to discourage truck parking and idling on public roads. The Commission agreed to continue refining language requiring trucks awaiting service to remain on-site and reviewed provisions related to driver amenities and parking areas.

The Commission also discussed the overall scope of the ordinance and the need for consistent terminology and definitions throughout the document. Members reviewed distinctions between warehouses, logistics centers, fulfillment centers, distribution centers, and truck terminals and agreed that additional refinement of use classifications and definitions is needed.

Several design and operational standards were reviewed, including building colors, emergency responder communication requirements, environmental impact assessments, woodland disturbance, threatened and endangered species, riparian buffers, solar energy systems, and lighting. The Commission supported retaining emergency responder communication requirements and discussed revisions to environmental impact assessment standards, including threshold requirements and assessment criteria. The Commission also discussed obtaining feedback from the Environmental Advisory Council on environmental provisions within the ordinance.

Members determined that threatened and endangered species protections and riparian buffer requirements are already addressed through existing Township regulations and discussed removing those sections from the draft ordinance. Woodland disturbance standards, including potential replanting requirements, were also reviewed and identified for additional discussion.

The Commission reviewed proposed solar energy provisions and discussed revisions to eliminate conflicting requirements. Lighting standards were also examined, with discussion focusing on consistency with existing Township regulations and possible revisions to illumination standards, terminology, and adjacent property protections.

The Commission concluded its review by identifying several sections requiring further refinement and agreed to continue discussion of warehouse and logistics center definitions, environmental impact assessment standards, woodland disturbance requirements, and lighting regulations at a future meeting.

There was no ongoing business and no reports were presented.

Mr. Shillott moved to adjourn the meeting. Mr. Cooper seconded the motion. The motion carried unanimously. The meeting adjourned at 8:09 p.m.

Respectfully submitted,

Jason Test
Zoning Officer

DRAFT