

SHERMAN TOWNSHIP ZONING/PLANNING COMMISSION MEETING
September 12, 2017

Chairman Ford called the meeting to order at 7:00 PM.

Members Present: Alan Ford, Kathy Sahli, Lance Thornton, Bill Pueschel, Vince Mifsud, Frank Kalasky

Members Absent: Roger Krontz

Visitors: Dale Hutson, Antionette Hart, Lynda Wallace, Ben Rouch, Jamey Rouch

Minutes: Motion by Sahli, support by Thornton, to approve the August 8, 2017 minutes as presented. Motion carried 6-0.

New Business: Lynda Wallace (26024 Wyndam) addressed the Commission regarding her request to construction a 1200 square foot (SF) accessory building which was denied by the Zoning Board of Appeals. The Wallace property is located in a Medium Density Residential (MDR) area and any accessory building is restricted in floor area to 50% of the ground floor area of the main building (Table 6.03). Her house area was measured at 1866 SF. Ms. Wallace asked for the definition of “practical difficulty” as mentioned in Section 6.04(D) regarding variances to development requirements. Mr. Thornton explained that a “practical difficulty” in this instance would be related to unique circumstances peculiar to the property (i.e. topography) that would prevent the use of the property as currently zoned.

The Commission recommended reviewing the option of attaching the accessory building to the main structure (therefore eliminating the floor area restriction) or to reduce the area of a separate accessory building to 900 SF.

Dale Hutson (Township Assessor) provided a brief description of property tax rates and zoning.

Old Business: Chairman Ford distributed copies of an e-mail dated Sep 12, 2017 from Catherine Kaufman (Bauckham, Sparks, Thall, Seeber & Kaufman PC) that included a rough draft of a Crossroads Mixed Use (CMU) District ordinance for discussion. A CMU is “intended to allow and encourage a complementary mix of small scale land uses that are compatible with the surrounding agricultural and open space environment, as well as being compatible with each other”. A CMU district can encompass any parcel within the Township. Per Ms. Kaufman, this draft ordinance is the best option to regulate growth that includes a wide variety of uses.

Chairman Ford is to contact Ms. Kaufman and have her proceed with development of draft CMU district language with a goal of having a public review of this draft at the October 10, 2017 Planning Commission meeting. Since this is a large volume of material, Commission members requested an opportunity to review the draft language prior to the public hearing.

Adjourn: Motion by Thornton, support by Pueschel, to adjourn. Motion passed 6-0 at 8:35 PM. Next scheduled meeting Tuesday, October 10, 2017, 7:00 PM at the Township Hall.

Respectfully submitted,

Frank J. Kalasky, P.E.
Secretary