

**SHERMAN TOWNSHIP ZONING/PLANNING COMMISSION MEETING**  
**February 14, 2018**

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

Members Present: Alan Ford, Kathy Sahli, Lance Thornton, Vince Mifsud, Roger Krontz, Frank Kalasky

Members Absent: Bill Pueschel

Visitors: Don Leeth, Jamey Rouch, Ben Rouch, Rod Borgert, Tim Carls, Catherine Kaufman

Minutes: Motion by Sahli, support by Mifsud, to approve the January 10, 2018 minutes as presented. Motion carried 6-0.

Old Business:

Catherine Kaufman (Bauckham, Sparks, Thall, Seeber & Kaufman PC) explained the revisions included in the proposed Planned Use Development (PUD) ordinance dated January 29, 2018. Revisions include:

Section XX.03 – Design Standards

- a. Added that light industrial uses as allowed in LI district (permitted and special uses) were allowed – includes assembly of furniture, fixtures or other household goods and/or light manufacture and assembly of goods from previously prepared materials.
- b. Allowed completely residential PUD with supporting open space – on any road in the Township.
- c. Allowed PUD with commercial, office or industrial uses – on primary roads only – M-66, Featherstone and Shimmel.
- d. Put limitations on light industrial uses: no more than 10,000 square feet, including related activities; no outside activities, no outside storage.
- e. Building Height – Section F – Lowered height to 24 feet – 2 stories. It was 35 feet (3 stories).
- f. Frontage/access – Section J – is drafted to say that all PUDS shall front onto a paved public road and main means of access is by paved public road. I added to this section the requirement that a residential PUD may be on any street in Sherman Township; a commercial, industrial or office PUD must be accessed from M-66, Featherstone or Shimmel.

Section XX.04 – Process

- a. It is important that the township PC have all required agency signoffs before final approval (ie., Phase 2 approval).
- b. J – application date – subsection 1 – I changed trigger point for traffic impact study to 200 residential units (versus 100).

During the Planning Commission discussion, the following items were discussed and should be incorporated into the proposed ordinance:

Section XX.03-Design Standards

Section 3(B)(3) PUDs that include commercial and light industrial segments should be located on all weather roads (currently M-66, Shimmel, and Featherstone). Private roads in any PUD should conform to current roadway standard 3.03.

Section 3(B)(4) regarding light industrial building size was discussed with the possibility of creating a sliding scale based upon PUD acreage. It was decided to retain the 10,000 square foot limit with some discretion allowed to the Planning Commission.

Section 3(F) should allow a maximum building height of thirty five (35) feet.

Section 3(B) should include a restriction on farming applications in the underlying schedule of uses in Rural Preservation districts.

#### Section XX.02-Eligibility Criteria

Section 2(B)(2) should include a minimum of ten (10) acres for residential PUDs and thirty (30) acres for PUDs including commercial or light industrial components.

#### Section XX.04 – Process

Section 4(J)(L)(1) requirements for a traffic analysis for residential PUDs should be revised to fifty (50) dwelling units and 4(J)(L)(2) should be revised to 50,000 square feet gross floor area.

The proposed ordinance is very intense regarding specific requirements in the site plan. The Planning Commission could waive certain requirements as deemed necessary.

During a public comment period, Rod Borgert (62831 Borgert Rd.) asked if the proposed PUD ordinance would be applicable to any parcel in the Township? The proposed ordinance could be applied to any applicable parcel in the Rural Residential, Rural Preservation, or Agricultural districts. Tim Carls (63044 Klinger Lake Rd.) asked if the township Master Land Use Plan should reflect the use of PUDs? The Township is currently in the process of updating the Master Land Use Plan and consideration of PUDs will definitely be included in the discussions.

Ms. Kaufman is to complete the suggestions and have a revised proposed PUD ordinance available prior to the March 13<sup>th</sup> Planning Commission meeting. If no significant changes are made to the March proposed ordinance, another public meeting would be scheduled for April.

#### New Business:

Ben Rouch, 63450 M-66, requested support in acquiring the proper permitting to host an Officer Appreciation Day on their property October 6<sup>th</sup>, 2018. The event was held in Middlebury Indiana in previous years and would involve approximately one thousand (1,000) people (police officers and their families). Activities would include helicopter rides, an active shooting range, bounce houses and other outdoor activities. Rouch World would be closed to the general public on this day.

Catherine Kaufman suggested that the Township Board contact her office to draft a one day Temporary Outdoor Event Ordinance for these activities. Ms. Kaufman stated this was a fairly common procedure.

Adjourn: Motion by Sahli, support by Thornton, to adjourn. Motion passed 6-0 at 8:20 PM.

Next scheduled meeting Tuesday March, 13 2018, 7:00 PM at the Township Hall.

Respectfully submitted,

Frank J. Kalasky, P.E.  
Secretary