

**Flowerfield Township  
St. Joseph County  
Planning Commission Meeting Minutes**

**April 19, 2018**

**Call to Order**

The meeting was called to order at 6:34 P.M.. Planning Commission members present: Neil Farrell, Joe Woodin, Greg Hamelink, Ron Shaver, Nicholas Shimp, Marty Eldred. Richard Rice was absent. Doug Kuhlman Flowerfield Township Zoning administrator was present.

**Board Member Additions to Agenda**

Greg asked to add a discussion regarding future 2018 meeting dates, this was added to new business.

**Approval of Agenda**

Joe made a motion to approve the agenda with additions, Neil seconded the motion, motion carried.

**Board Member Comments**

None

**Approval of Minutes**

Marty mentioned that the February 15, 2018 meeting minutes needed to be revised. He asked that "medical marijuana" be changed to "commercial grow" under board member comments. Marty made a motion to approve the February 15, 2018 meeting minutes with changes, Joe seconded, motion carried.

**Public Comments & Requests for Applications and/or Special Exceptions**

**Public Hearing – Site Plan Review for Edwards Corners Bible Church**

The Planning commission recessed the meeting via a motion by Joe Woodin, seconded by Neil Farrell, and the meeting recessed at 6:40P.M. Public Hearing for Edwards Corners Bible Church expansion began at 6:40 P.M. One representative for Edwards Corner Bible Church was in attendance, Marty Benton. No other township residents were in attendance for the Public Hearing. The Planning Commission asked the church representative questions about the following topics from the document provided by Doug Kuhlman.

-Is fire suppression required? Due to the size of the new structure fire suppression is not required.

-Is there a fire break between the old building and new building? There will be double sets of fire doors in the atrium between the two buildings, this will provide fire break.

-Will septic needs be met via current septic system? Original septic system was installed for future expansion of the church in mind so the septic will meet the requirements of additional square footage.

-A second driveway is shown in the prints, will this be installed? The second driveway is depicted for future use and will most likely not be installed as part of the expansion.

The Planning Commission ended Public Hearing at 7:27 P.M. With a motion by Joe Woodin, seconded by Ron Shaver the Planning Commission meeting re-opened at 7:27 P.M.

The PC conducted a Finding of Facts review of the documentation provided for the Site Plan review of the Edwards Corners Bible Church expansion. After review of the Findings of Facts document Joe made a motion to adopt the finding of fact supported by Marty, the motion passed with 6 yes votes and 0 no votes. Joe Woodin made a motion to approve the Edwards Corners Bible Church Expansion Site Plan with the following stipulations: Approved thru December 31, 2019, proposed building does not increase in size, remains in the current footprint (as defined by site plan), and provided zoning does not change. Neil supported this motion, and the motion passed with 6 yes votes, and 0 no votes.

#### **Correspondence**

Doug Kuhlman discussed solar farm ordinances that were being considered in St. Joseph County as these types of installations are being considered in a few areas within the county. Doug will provide the PC with a draft ordinance for consideration that would cover solar farms.

#### **Old Business**

Joe asked Doug K regarding commercial grow in St. Joseph county. Doug stated it's still very fluid and different municipalities in the county are considering allowing commercial grow.

#### **New Business**

##### **Future Meeting Dates**

Joe made a motion to add future meeting dates: July 19, 2018, August 18, 2018, September 20, 2018, and October 18, 2018. Ron seconded the motion, motion carried.

##### **Master Plan review**

The Planning Commission members agreed to review the current Master Plan and bring questions/comments to the May 17, 2018 meeting for discussion so next steps can be determined.

##### **Adjournment:**

Joe made a motion to adjourn the meeting, Ron seconded the motion and the meeting ended at 8:49 P.M.

**Next Meeting**

**May17, 2018**