

MINUTES OF  
PLAINFIELD TOWNSHIP PLANNING COMMISSION  
REGULAR MEETING  
DECEMBER 9, 2015

1. Called to order by Chairman Parkinson at 7:00 p.m.
2. Pledge of Allegiance was said by all present.
3. Roll Call:

Present: Mark Parkinson, Pat Ready, Daryl Johnson, Bob Alward, Bobby Webb

Absent: Jim MacArthur.

It was noted that a quorum was present. It was also noted that Pellens had resigned from the Planning Commission. There were 4 guests.

4. Approval of Agenda: **Motion** by Johnson, seconded by Ready to approve the December 9, 2015 agenda. **Motion carried by voice, all ayes.**
5. Approval of Minutes: **Motion** by Johnson, seconded by Alward to approve the November 10, 2015 minutes as presented. **Motion carried by voice, all ayes.**
6. Zoning Board report: No meeting this month. Noted that Family Dollar has started working on an application for their project; prints have been received by the Township.
7. Township Board report: Audit was approved. Parks and Recreation portion of the proposed Master Plan has been reviewed and will be ready by the deadline.
8. Old Business: Spicer Master Plan Review. Sections 6, 8 and 9 were reviewed.

6. Existing Land Use: Discussion about parts of the map as presented; residential markings around the lakes or five mile curve area were discussed as well as other residential areas not being accurate. Noted it might be a cover map as opposed to a land use map. Parkinson will check noted areas.

8. Community Goals: M-65 corridor from Webb North is NSC; noted it is a corridor not strip zoning. Reviewed list from last meeting; define commercial areas, avoiding strip zoning. Noted reassessing commercial district and walking path was covered. Talked about overlay zoning in certain areas. Screening, buffering and landscaping needs to be considered in CSC. Need to look at parking issues to be able to utilize the proposed walkways. Discussed

aesthetics as being a secondary result of the primary goal of maintaining rural character. Discussed zoning for a hotel (NSC) and decided this was a matter for the zoning manual, not the master plan. Need to explore the options/opportunities of creating overlay zoning; look at to be more stringent; allow for being able to walk to businesses and shop vs storage noting certain commercial uses not allowed. More industrial use needs were covered as goal if the master plan could utilize overlay zoning. Also discussed no residential in industrial areas.

9. Future Land Use: Can make changes for the zoning map. Noted some NSC and CSC lumped together. Specific changes noted that need to be reviewed; changes made to proposed future land use on map. Needs to be closer to the current map; some areas changed on the future land use map that need to be left like they were; Parkinson made notes on the map.

Parkinson asked the audience for questions or comments. Blight was brought up by Jim Mortimer who noted he has been working with the Township on this issue. Noted that Olmstead is actively working on this issue. Discussed the possible use of a land bank to help with enforcement. Noted that Ordinance 42 does have a definition of blight. Need to add an objective: Develop and enlist a management strategy for documenting and dealing with blight issues.

Need to get all of this information to Alan Bean from Spicer; get finalized prior to the January meeting for review and recommendation to the Board in a timely fashion.

9. New Business: Vista Marine Application for Special Use Request: Noted that Vista Marine has abandoned the original idea presented to the Planning Commission last month. The Special Use Request is to join with another business on the same parcel of land. This would require a special use permit under 13.03(a). If approved it would not need to go to the board for approval. Parkinson presented a questionnaire that was reviewed by members. It was determined that Swies would need to provide a accurate/detailed survey with building and parking spaces marked and there would also need to be a public hearing. Swies will provide the required documentation and a public hearing will be scheduled for January 13, 2016 at 7:00. **Motion** by Webb, seconded by Alward to schedule a public hearing and require Vista Marine to provide a detailed site plan and survey at/or prior to the January 13, 2016 meeting. **Motion carried by voice all ayes.**

Parkinson also noted there were some changes in the zoning manual that needed a public hearing; they will be included.

10. Public Views and Comments: None.

**Motion** by Ready, seconded by Alward to adjourn the meeting. **Motion carried by voice, all ayes.** Meeting adjourned 8:48 p.m.

Minutes submitted by Dianna Brinkman.

Approved:

1/13/16  
Date

By *M. S. R.*