

Minutes
Wallace Township Planning Commission
January 13, 2016

Jim Mackrell called the meeting to order at 7:38 PM

Planning Commission Members present: Jim Mackrell, Janet Grashof, Bill Fenn, Ward Albert, Bill Moore.

Planning Commission Members absent: John Frommeyer and Bruce Grant

Also present: Anne Hutchinson, Natural Lands Trust, Craig Kologie, Township Engineer, Joseph Lewis, Resident and Kristopher Phillips (Surveyor from Abacus Surveying) working with Joseph Lewis

I. MINUTES

Minutes from October 14, 2015 were handed out and reviewed. Janet Grashof made motion to accept. Jim Mackrell seconded the motion. The motion was approved.

Minutes from November 11, 2015 were handed out and reviewed. Jim Mackrell made motion to accept. Janet Grashof seconded the motion. The motion was approved.

II. CORRESPONDENCE

None

III. OLD BUSINESS:

Joseph Lewis (owner) and Kristopher Phillips (Surveyor) explained that they are looking for a lot line change for the existing Tax parcels 31-4-108, 109 & 110 (1490 Creek Road). Three lots will be changed to two lots. Total Gross lot area = 8.671 acres. Each lot has a minimum of 75' of road frontage on Creek Road. Joseph Lewis intends to submit final plans at the next meeting.

IV. NEW BUSINESS

Anne Hutchinson handed out a draft copy of the Continuing Care ordinance to cover the building of a Continuing Care facility. Some of the topics discussed were:

- A minimum of 25% of the living units will be in assisted living and nursing facilities.
- There needs to be a maximum number for multifamily housing of around 4 units.
- All auxiliaries (community center, medical center, coffee shop, etc.) are for the residents only
- Minimum track size should be 50 acres
- Setbacks for nonresidential buildings should be 500 feet

Anne Hutchinson will incorporate all the discussed changes into the document and the document will be reviewed again at a future PC meeting

A PC Training session was discussed. More conversation at the board level needs to happen to clarify what is needed.

V. OTHER BUSINESS

The PC members discussed the organizational positions:

- Bill Moore made a motion for Jim Mackrell as Chairman, Janet Grashof seconded the motion. All voted in favor.
- Jim Mackrell made a motion for Janet Grashof as Vice-Chairman, Bill Moore seconded the motion. All were in favor.
- Janet Grashof made a motion for Bill Fenn as Secretary, Jim Mackrell seconded the motion. All were in favor.

The PC members will think about possible new members

VI. ADJOURNMENT

The meeting was adjourned at 9:30 p.m.

Submitted,
Bill Fenn
Wallace Township Planning Commission