

Palmyra Township
Special Board Meeting Minutes
May 1, 2017

Meeting called to order at 7:01 pm by Supervisor Jim Isley at the Palmyra Community Room.

Members present: Jim Isley, Matt Koester, Christine Whited, Perry Pooley, and Steve Papenhagen

Members absent: None

Audience attendance: 5

Motion Pooley, support Koester to approve the agenda as written. *Motion carried.*

The Special Meeting notice was properly posted.

Time was allotted for public comment with none made.

Communications:

- Supervisor Isley presented to the Board a letter Fred Lucas sent to Heather Frick, Executive Director of the State Tax Commission. Supervisor Isley also presented to the Board a letter from Mike Lewis.

New Business:

- Review of the Proposed Zoning Ordinance:
 - Section 4.02-Agricultural/Residential District
 - 4.02.3-G: Add “provided that the development site directly adjoins a county primary road, a state, or federal highway” at the end.
 - Section 4.04 – Village Residential
 - Replace 4.04.2-C with 4.04.3-B.
 - 4.04.2-D: Strike “Adult Small Group Homes (serving six (6) or less adults),” and strike “Child Foster Family Group Homes.”
 - Motion Koester, support Whited to strike 4.04.3-H. *Motion carried.*
 - 4.04.3-I: Add “a state or federal highway” at the end of the sentence.
 - Section 4.05 – Office District
 - Motion Isley, support Koester to strike 4.05.3-R. *Motion carried.*
 - Strike 4.05.3-B.
 - Strike “Non-Profit” in 4.05.3-D.
 - 4.05.2-A: Add “and/or laboratories” at the end of the sentence.
 - Strike 4.05.2-C.
 - Strike 4.05.3-G
 - Add sub-section 4.05.4 Area, Yard, Height, and Bulk Requirements: See Section 4.09.
 - Add sub-section 4.05.5 Off-Street Parking: See Section 8.34 and Appendix H.
 - Section 4.06 – Commercial District
 - 4.06.1 Purpose: Strike “will retail convenience, comparison goods, and provide personal, professional services” and replace with “will provide convenient goods and services.”

- 4.06.2-A: Add “but not limited to” after “including.”
- 4.06.3 Special Land Uses: In opening paragraph, change “special approval use” to “special land use.”
- 4.06.2-K: Add “except Radio, TV, and other Wireless Communication Towers” after “Structures.”
- 4.06.3-I: Strike “Wholesale or Retail Merchandising.”
- Motion Koester, support Pooley to strike 4.06.3-O. *Motion carried.*
- 4.06.6 Transition Strips: Change four (4) feet high to six (6) feet high.
- 4.06.4: Strike “Appendix E.”
- Section 4.07 – Light Industrial
 - Motion Whited, support Koester to add in 4.07.2-K “except Wireless Communication Towers” after “Structures.” *Motion carried.*
 - Strike 4.07.3-K
 - Motion Isley, support Papenhagen to strike in 4.07.3-A, “but not including Salvage Yards” and to strike 4.07.3-D and replace with “Salvage Yards, in accordance with Section 8.40.” *Motion carried.*
- Article II Definitions
 - Add the following definition:
Farmers Market. A physical retail market featuring foods sold directly by farmers to consumers. Farmers markets typically consist of booths, tables or stands, outdoors or indoors, where farmers sell fruits, vegetables, meats, and sometimes prepared foods and beverages.
 - In the definition of Salvage Yard, add “plastics” after paper, and “etc.” at the end of “bottles.”

Motion Whited, support Koester to adjourn at 9:13 pm. *Motion carried.*