

**SWANCREEK TOWNSHIP
ZONING COMMISSION MEETING
8-9-17**

Chairman Walt Lange called the meeting to order at 6:00 p.m.

Roll Call: Walt Lange, Joe Kahl, Jim McConkey, & Sally Wylie - Absent

Mr. Lange led the board in the Pledge of Allegiance

Township officials and employees present: Township Trustee Kazmierczak,

Chris Lauch, Administrative Assistant - Absent

Public Guests: See sign in sheet

New Business:

Setback in R1 District Text Amendment/Correction

Walt Hallett explained that the Article 100-18.1 Area Height & Bulk table does not match the R1 District setback in the zoning code, Article 100-10.4. These two articles should mirror each other. This was discovered when a resident was comparing Article 100-18.1; the two Districts to consider a possible zoning district change in Peaceful Valley.

Mr. Hallett expressed that the more stringent regulations, by way of the zoning resolution, is what has to be cited and followed, therefore the minimum setback footage, currently listed of 25', would supersede.

Throughout text revisions there must have been a typo.

Joe Kahl asked if there were any structures built that have followed the listed 25' front yard setback.

Mr. Hallett stated no.

The Board discussed the differences in setback footage for R1 and AG/RE Districts, as well as how those setbacks are measured.

The front setbacks at Co Rd. E & 1-2 where new homes are located were discussed. These homes are setback more than what the district requires for an AG/RE District; significantly more than 80'. Setbacks vary, depending on which entity governs it. Fulton County regulates some right-of-way setbacks in Swancreek Township, also.

Discussion was had about the need to change the 25' front yard setback. The Board feels this is not enough footage.

Square footage in Minimum Lot Size was discussed. The zoning regulations for 20,000' square foot is 80' front yard setback and 12,150' square foot is 75' front yard setback.

Walt explained the differences between the width in feet regulations, with and without a public water supply and public sewer system. Some of the setback requirements were diminished where there is city water and sewage, so there can be less of an area designated to the yard for services, due to the services coming from the road/right-of-way. There are no needs for a leach field and well where there are city services available.

However, there are no areas with public sanitary sewer systems at this time.

Discussed Fulton County Regulations. Their front setback in an AG/RE area is 75'.

The Board cannot establish when the typo occurred. Therefore, the Board decided to correct the issue.

Pg. 77, Article 100-18.1 Area Height & Bulk (Table) is correct.

Pg. 41, Article 100-10.4 First Density Residential District (R1) is incorrect.

- Jim McConkey motioned to correct Article 100-10.4 to match Article 100-18.1. Any and all Articles that lists these setbacks shall match Article 100-18.1 table and shall be changed accordingly if they are incorrect, 2nd by Joe Kahl

ROLL CALL: Jim McConkey - Yea, Joe Kahl - Yea, Walt Lange - Yea

Walt Hallett had nothing further for the Board to consider

- Joe Kahl motioned to approve the 6-3-15 minutes, a 2nd was heard by Jim McConkey

ROLL CALL: Joe Kahl - yea, Jim McConkey - yea, Walt Lange - yea

Joe Kahl discussed a survey that had been done between his neighbor’s property and his, as well as Rick Kazmierczak’s on the other side. His neighbor took out the marker that the surveyor had placed, dug a hole, and concreted a pipe in. This pipe is approximately 2’ out of the ground. Mr. Kahl is dissatisfied with the look of what Matt Spivey has placed there. He was unable to find anything in the zoning resolution for this. Walt Lange referred him back to the surveyor. The original survey markers should not have been tampered with. Walt Hallett stated Joe Kahl has a civil question, as well. Safety issues of the pipe sitting out of the ground were discussed.

Joe Kahl motioned to adjourn, 2nd by Walt Lange at 6:36 p.m.
All were in favor, Motion passed.

Zoning Commission Approval of Minutes:

_____	_____
Walter Lange, Chairman	Joe Kahl, Vice Chairman
_____	_____
ABSENT	
_____	_____
Sally Wylie, Board Member	James McConkey, Board Member
_____	_____
NONE	

Board Member	