

**SWANCREEK TOWNSHIP  
ZONING COMMISSION MEETING  
April 10, 2019 - Meeting Minutes**

Chairman Walt Lange called the meeting to order at 6:02 p.m.

Roll Call: Walt Lange-Chairman, Joe Kahl-Vice Chairman, Sally Wylie-Board Member, Lennox Mitchell-Excused Absence, & Anthony Bernal-Board Member

Zoning Inspector: Walter Hallett, III

Pledge of Allegiance

Public Guests: See sign in sheet

**New Business:**

Chairman Walt Lange opened the discussion with the possible revision to the Swancreek Township Zoning Regulations and placement of possible revision. Sally Wylie and Walter Hallett summarized the discussion from the previous March 13, 2019 regular Zoning Commission meeting.

- Anthony Bernal motioned to replace Article 100-18.2 footnote (i) with "Prior to issuing a Zoning Permit for an occupied structure the following approvals shall be obtained; Drive Permit, Septic Permit and Water Permit.", 2<sup>nd</sup> by Sally Wylie

Discussion: Rick Kazmierczak asked if every zoning permit will then need a drive permit, septic permit, and a water permit. Zoning Board and Zoning Inspector discussed concern.

Roll Call: Walt Lange - yea, Joe Kahl - yea, Sally Wylie - yea, Anthony Bernal – yea

- Sally Wylie motioned to add Article 100-18.2 footnote (i) to C1, C2, C3, M1, M2, And M3 in chart 100-18.1 Area, Height, Bulk and Placement Regulations, 2<sup>nd</sup> by Joe Kahl

Roll Call: Walt Lange - yea, Joe Kahl - yea, Sally Wylie - yea, Anthony Bernal – yea

- Sally Wylie motioned to eliminate "Prior to issuing a zoning permit for a residential structure, the following permits shall be obtained: Septic Permit, Water Permit (public water, well water or a pond utilized for drinking water) and Drive Permit." From Article 100-8.4 Area, Height, Bulk and Placement Requirements (AG/RE), 2<sup>nd</sup> by Anthony Bernal

Roll Call: Walt Lange - yea, Joe Kahl - yea, Sally Wylie - yea, Anthony Bernal – yea

Walter Hallett discussed the proposed amendment to Article 100-5.3 (c)

From: "An accessory building not exceeding thirty (30) feet in height in an AG/RE district and twenty (20) feet in any other residential district may occupy not more than thirty (30) percent of a required rear yard, provided that in no instance shall the accessory building exceed the ground floor area of the main building or ten (10) percent of the total lot, whichever is the lesser."

To: "An accessory building shall not exceed thirty (30) feet in height in an AG/RE district and twenty (20) feet in any other residential district and not occupy a maximum ground coverage by all buildings more than thirty (30) percent of the total lot area."

- Joe Kahl motioned to amend the verbiage to "An accessory building shall not exceed thirty (30) feet in height in an AG/RE district and twenty (20) feet in any other residential district and not occupy a maximum ground coverage by all buildings more than thirty (30) percent of the total lot area.", 2<sup>nd</sup> by Anthony Bernal

Roll Call: Walt Lange - yea, Joe Kahl - yea, Sally Wylie - yea, Anthony Bernal - yea

- Sally Wylie motioned to add to Article 100-23 Definitions  
Septic Permit: Contact Fulton County Health Department.  
Water Permit: Contact Fulton County Health Department.

2<sup>nd</sup> by Walt Lange

Roll Call: Walt Lange - yea, Joe Kahl - yea, Sally Wylie - yea, Anthony Bernal - yea

- Anthony Bernal motioned to set the Zoning Commission Public Hearing for Wednesday, May 15, 2019 at 6:00 p.m., 2<sup>nd</sup> by Sally Wylie

Roll Call: Walt Lange - yea, Joe Kahl - yea, Sally Wylie - yea, Anthony Bernal - yea

Zoning Board discussed changes to the Swancreek Township zoning permit and zoning permit checklist

- Anthony Bernal motioned to approve changes to Swancreek Township zoning permit and zoning permit checklist, 2<sup>nd</sup> by Sally Wylie

Roll Call: Walt Lange - yea, Joe Kahl - yea, Sally Wylie - yea, Anthony Bernal - yea

- Sally Wylie motioned to approve Zoning Commission meeting minutes from March 13, 2019, 2<sup>nd</sup> by Walt Lange

Roll Call: Walt Lange - yea, Joe Kahl - yea, Sally Wylie - yea, Anthony Bernal - yea

Walter Hallett asked the board to reinstate the exhibit cult-de-sac. The board discussed the removal of the exhibit cult-de-sac must have been removed by mistake during a revision. The Zoning Board has not voted to remove the exhibit cult-de-sac, although since the Board of Trustees have approved previous revisions of the Swancreek Township zoning resolutions without the exhibit cult-de-sac a vote is needed to reinstate.

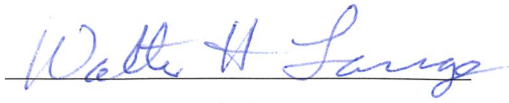
- Sally Wylie motioned to reinstate the exhibits cult-de-sac to the zoning resolutions, 2<sup>nd</sup> by Anthony Bernal

Roll Call: Walt Lange - yea, Joe Kahl - yea, Sally Wylie - yea, Anthony Bernal - yea

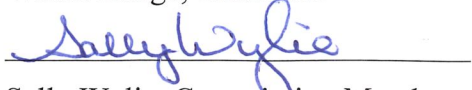
Sally Wylie motioned to adjourn at 7:50 p.m. 2<sup>nd</sup> by Joe Kahl

All were in favor, motion passed.

**Zoning Commission Approval of Minutes:**



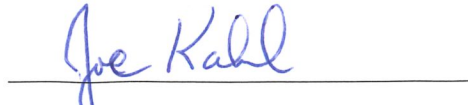
Walter Lange, Chairman



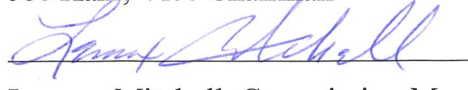
Sally Wylie, Commission Member



Anthony Bernal, Commission Member



Joe Kahl, Vice Chairman



Lennox Mitchell, Commission Member