

PLANNING BOARD MEETING MINUTES

Tuesday November 25th, 2014 Porter Township Building 7:30 PM

Attendance: Ralph Funk, Paul Courter, Mike Champion, William Ake, Mark Saville, Secretary Carol Colucci, Zoning Officer Rich Brungard, Supervisor Walizer and 22 residents of the Township.

The meeting was called to order by Chairman Ralph Funk and continued with the Pledge of Allegiance.

The Minutes from the last meeting October 28th were reviewed and on a 1st motion by Paul Courter and a 2nd by Mike Champion motion passed to approve minutes as presented.

The order of the agenda was adjusted due to a large crowd and a new addition to the agenda.

The Township received a letter from Uhler Associates stating they were hired by Mr. and Mrs. Larry Hall to assist with survey mapping, description and documentation of land in relation to a legal complaint filed by Russ and Donna Smith.

Smith has claimed senior title to a 40' strip of land adjacent to her lands as currently mapped by the county, this land currently being assessed to the Halls by the Clinton County Assessment Office. This 40' strip of land is not and has not been a part of the lands in question since 1984. Therefore Uhlers Associates are requesting concurrence from the Supervisors and Planning Board that the removal of the 40' strip of land from Halls deed does not constitute a subdivision. The Halls want to record a corrective deed for their property without going through a subdivision process.

The Smiths were present with comments and questions. Mark Saville explained the plans and they were advised by the Board that this matter should go to Civil Court. A final decision was unanimous that a subdivision was not needed.

Old business was a subdivision for Amos Fisher 174 Scenic Drive Mill Hall for review with revised plans. Robert Ohl is the Surveyor. After a discussion Fisher was told the plans do not meet requirements in reference to the Subdivision and Land Development Ordinance Book Section 602 Chapter 22, Driveway requirements public and private use 51-A Table# 2. It was suggested to Fisher to contact the Township Engineer Don Franson to inspect his driveway to advise him if it meets township regulation.

Saville stated he could give Fisher a list of guidelines & requirements to meet for subdivision to be finalized. On a 1st motion by Mike Champion and a 2nd by Bill Ake motion passed 5-0 to address written comments for assistance.

Zoning Officer Rich Brungard reported Permits for November were \$865.00. The list was presented.

Zoning Officer Rich Brungard gave an update on the proposed Ordinance for Recreation Motor Cycle Track that was introduced to the Supervisors at the August meeting. The Supervisors recommended the

Courters to bring the proposal to the Zoning Officer to research and Solicitor Boileau stated he would review the information provided.

Board member Mike Champion stated this proposal was not submitted correctly. He stated that if an ordinance for this is opened to industrial, commercial and agricultural zones that would be nearly 80% of the property in the township.

There were 22 residents of the township present to express concerns about noise on weekends, heavy non local traffic and no noise ordinance for the township could be a problem. One resident stated to the Board the people do not want this to be considered. The Planning Board advised the residents to take their concerns to the Supervisors.

After a lot of discussion the Board agreed to NOT make a decision and table the issue. They are not giving a recommend to the Supervisors until they have more information. On a 1st motion by Bill Ake and a 2nd by Mark Saville motion passed 4 to 1 to table the topic of Recreation Motor Cycle Track.

Next Planning Board meeting December 30th, 7:30 PM. 2014

Planning Board Chairman

Ralph Funk,

Township Secretary,
Carol Colucci