Call to Order – Meeting called to order at 7:00 P.M.

Pledge of Allegiance – by all present

Roll Call – Kolka-present, Vermeeensch-present, Rice-present, Warner-present, Harig-excused absence.

Approval of Agenda- Vermeeensch asked to make amendments to the Agenda. Dates on Agenda need to be changed to 2016 from 2015, under New Business Cherry Capital Comprehensive Plan Presentation needs to be added as the first line of business and under Old Business discussion of the Recreation Plan needs to be removed. MM by Warner to accept the Agenda as amended, 2nd by Kolka. Motion carried to approve Agenda 4-0

Conflict of Interest – Vermeeensch stated that in keeping with the rules of conflict of interest he will abstain from the Cherry Capital Dialogue and decision making due to the proximity of his residence to the proposed location of the proposed wireless tower. Kolka will chair meeting during this discussion.

Public Comment - Marion Light, Norwood resident, asked the PC about the presentation by Cherry Capital Connection and if there are going to be any decisions made tonight or if it is just a presentation. PC advised just a presentation.

Approval of January 11, 2016 Meeting Minutes – MM by Warner to approve minutes as presented, 2nd Kolka. Motion carried to approve Minutes 4-0.


New Business –

Tim Maylone from Cherry Capital Connection gave a comprehensive plan presentation.

Vermeeensch removed himself as Chair during the discussion of the Special Use Permit application discussion. Vice Chair Kolka presided over this Special Use application agenda item. There was discussion regarding an S.U.P application for a 128’ Wireless Internet Tower at 00434 Old Dixie Hwy on the Ciesielczyk property. Because of issues from the S.U.P. application that are not addressed in the ordinance the S.U.P application presented may have to go in front of the Norwood Township Zoning Board of Appeals. Cherry Capital also submitted a 2nd S.U.P. application and Site Plan for another property in Norwood Township but there may be some setback issues there also.
Mr. Maylone and Deputy ZA Hamilton will confer on the S.U.P applications submitted and decide if the Z.B.A. will need to be addressed. If the current applications can be presented to the Planning Commission as is then there will be a Public Hearing at the March 14, 2016 PC Meeting and that will be posted and letter distributed to neighboring property owners.

Old Business –

Agriculture District, proposed text amendment draft, special and permitted uses
Planner Meyers suggested that Telecommunication and Wireless Communication Tower be added as 5.01.C.17.
Public Hearing opened at 8:29pm and the new draft was presented. Discussion on adding item 17 to the Special Uses. There was no public comment on the draft so Public Hearing Closed at 8:31pm.

MM by Warner to approve the Agriculture District Ordinance Section 2.0 Definitions text amendments and to add the Telecommunications and Wireless Communications Tower as 5.01.C.17. 2nd by Kolka. Motion approved 4-0.

Approved as follows:

Section 2.0 - Definitions
Farm Market: A 600 square foot or larger market operated as a part of a farming operation, selling farm products produced on and off the proprietor's farm, as well as a limited number of household convenience goods.

Section 5.01 - Agricultural (A)
The following provisions shall apply to the Agricultural District (A):

A. Intent: The predominant land uses in this District are primarily rural in character, including agricultural uses mixed with water bodies, forestlands and open lands. It is the intent of this Ordinance to conserve and promote the general continuance of these uses, where suitable conditions exist. The other land use prominent in the agricultural district is rural residential, which is compatible with the agricultural uses and will be allowed to continue.

The provisions of this section also recognize the gradual extension of other property uses into the district, and the importance of adopting good standards to guide such developments, if properly integrated, the inclusion of such uses is provided by special approval.

B. Permitted Uses: Except as otherwise provided, the use of all lands and premises, and the erection and use of all buildings and structures shall, after the effective date of this Ordinance, be limited to the following uses:

1. Agriculture, including both general and specialized farming, tree farms, and forestry
2. Single family dwellings
3. Accessory uses to the buildings and uses customarily incidental to the above permitted uses
4. Artisans Gallery
5. Farm Stands  
6. Home occupations  
7. Plant nurseries and greenhouses  
8. Bed and Breakfast Inns  
9. Farm-a-culture including tours, rides, shows, u-pick, special events and educational activities  

C. Uses Subject to Special Approval: Special approval use of lands and premises, and the erection and use of buildings and structures shall, after the effective date of this Ordinance, be limited to the following uses and shall be subject to the provisions of Section 7.02 Uses Subject to Special Approval.  
1. Farm Markets  
2. Sand and gravel excavation  
3. Temporary sawmills  
4. Public and private campgrounds  
5. Golf courses and country clubs  
6. Private airports and landing strips  
7. Public buildings, schools, and facilities  
8. Places of worship and related religious buildings  
9. Planned Unit Developments (PUD)  
10. Kennels, veterinary clinics and animal hospitals  
11. Essential services  
12. Cemeteries  
13. Home based business and cottage industries  
14. Meteorological Towers, Anemometer Towers and Test Towers  
15. Wine, beer, spirits and food services associated with vineyards, breweries and distilleries  
16. Accessory buildings and uses customarily incidental to these special approval uses  
17. Telecommunications and wireless communication towers  

D. Dimensional Regulations: Structures and uses in the Agricultural District are subject to the area, height, bulk and placement requirements in Section 5.08 Schedule of Regulations.  

Announcements & Correspondence –

Next Planning Commission meeting will be Monday March 14, 2016 at the Norwood Township Hall. This meeting will hold a Public Hearing Regarding the proposed Wireless Communication Tower S.U.P applications from Cherry Capital Connections.  

Public Comment –

Lynn Smolenyak, Norwood Township Treasurer, wanted the PC to clarify the content of the March Public Hearing and whether both personal wireless tower sites could be approved. Vermeeesch addressed this issue.
Duane Lawton, Norwood Township resident, wanted to thank Mr. Maylone for his presentation and wanted to support the Site two tower. He also asked for clarification on what can be changed once the tower is erected. Planner Meyers stated that once the Site Plan is presented and approved there can be no changes if the Special Use is granted.

Marion Light, Norwood Township resident, stated she feels the first Site Plan for the tower would be offensive. Marion asked if the view sheds were being considered and how it would affect the view sheds and the property values. She also felt the township does not have the funds to go towards the new tower.

Ray Bier, Norwood Township resident, stated he supports better technology but wonders if any competition will try to come in and how that will affect the proposed towers.

Lynn Smolenyak again spoke that she opposes Site Plan one stating it is uncharacteristic to the surrounding area and views. Suggested that Site Plan two as a better location and would have the least visual impact.

David Vermeesch stepped away from Chair and spoke as a Norwood Township resident, stating he would like the voting members of the Planning Commission to create an attractive situation for all residents and would not like to have the tower disrupt the lake view.

Vermeesch stepped back in as Chair

Meeting Adjourned at 8:54 p.m.
Submitted by Shari M. Jones, Recording Secretary