

**TOWNSHIP OF WEST PIKELAND  
PLANNING COMMISSION  
BUSINESS SESSION  
October 20, 2014**

**ATTENDING:**

**PLANNING COMMISSION**

Frank Best, Chair  
Tom Dinan, Vice-Chair  
Sean O'Neill, Secretary  
John Hensler  
Bill Normoyle  
Tom Nowlan  
Albert Wachsmuth

**TOWNSHIP PERSONNEL**

Vincent M. Visoskas, Township Manager  
Harry Miller, Subdivision Officer

Chairman Best called the meeting to order at 7 PM at the Township Building.

**MINUTES – August 11, 2014**

Mr. O'Neill motioned to accept the minutes with the following correction to the minute adoption section – "Mr. Dinan seconded the motion and the motion passed unanimously." Mr. Dinan seconded and the motion passed unanimously.

**PERSONS WISHING TO BE HEARD**

No members of the public were present at the meeting wishing to be heard on other than agenda items.

**SUBDIVISIONS / LAND DEVELOPMENTS**

There are no applications presently before the Commission.

**BUSINESS**

**Owner Initiated Zoning Change Proposal – Secondary Dwelling Units for Property Managers**

Ms. Nancy Bodine (941 Seven Oaks Rd) was in attendance represented by Mr. Ross Unruh, Esq., requesting consideration of a zoning ordinance revision to allow secondary dwelling units on larger lot properties. Mrs. Valerie Odell (965 Seven Oaks Rd) was in attendance to express her opposition to the proposal.

Mr. Unruh continued presenting the proposed zoning ordinance amendment to the Planning Commission from the discussions at the last meeting. The Planning Commission members discussed the specifics of the proposal and potential ramifications should it be adopted.

Mr. O'Neill moved that the Planning Commission allow the applicant to continue to refine the suggested language of the proposed owner-initiated zoning change from the draft presented tonight (applicant's version # 332764.4) using the following specific considerations:

1. That a 10-acre minimum tract size for both "uses accessory to agricultural" and "uses accessory to residential" be utilized;
2. Require that a deed restriction be placed upon the parcel noting that any accessory dwelling unit created under the provisions of this ordinance is only allowed for caretaker(s) or farm employe(es) associated with the agricultural use of the property and that the dwelling units cannot be used for any other residential purpose; and
3. That the ordinance include a definition of "part-time employee" which effectively requires that the occupant be required to perform material duties supporting the maintenance and/or agricultural use of the property.

Mr. Nowlan seconded the motion. During discussion of the motion, Mr. Nowlan suggested more narrowly defining property caretaker for those persons involved in the care of equines.

Mr. Best called the motion. The motion passed 5-2 with Mr. Hennsler and Mr. Nowlan in opposition. In consideration of the motion, Mr. Best recommended that the applicant address the Planning Commission's comments and return at their convenience to discuss the revisions at a future meeting.

### **ANNOUNCEMENTS**

The next meeting of the Planning Commission is tentatively scheduled for Monday, November 10th at 7:00 PM.

### **ADJOURNMENT**

There being no further business, Mr. Normoyle moved to adjourn the meeting. Mr. Dinan seconded the motion. Chairman Best adjourned the meeting at 7:52 PM.

Respectfully submitted,

Sean O'Neill, Secretary

SAO/vmv