

**BRADY TOWNSHIP PLANNING COMMISSION  
MINUTES OF RESCHEDULED MEETING HELD JANUARY 20, 2011  
Corrected**

A rescheduled meeting of the Brady Township Planning Commission was held on January 20, 2011 commencing at 7:00 p.m. The February meeting has been moved to January.

**ROLL CALL**

Members present: Chairman Gary Miller  
Vice-Chairman Dave Locey  
Julie Skrzypek  
Randy Smith  
Scott Oswalt

Absent: Mike Henderson and Ed Haberle.

Also attending were Township Attorney Craig Rolfe and 17 others.

**APPROVAL OF AGENDA**

Randy Smith **made a motion** to approve the agenda as printed. Scott Oswalt **supported the motion**, and it was **passed unanimously**.

**APPROVAL OF MINUTES**

Scott Oswalt **made a motion** to approve the minutes of December 8, 2010 with the following corrections: on page 2, paragraph 5, change the last sentence to end “prepare an amendment to the “building coverage” definition for consideration at the Public Hearing” and change the first sentence of paragraph 6 to read “Randy Smith made a motion to submit the text as presented for a Public Hearing...”. Julie Skrzypek **supported**, and the **motion was carried unanimously**.

There was no public comment on non-agenda items.

**PUBLIC HEARING for Special Exception Use by Larry Baughman**

Chairman Miller opened the Public Hearing and explained that Mr. Baughman is requesting a Special Exception Use of a family taxidermy business on land he owns at 14115 S. 29<sup>th</sup> Street.

The chairman read a letter from nearest neighbor Tom Salayer, 14135 S 29<sup>th</sup> Street, requesting that the Planning Commission approve this request.

The Planning Commission read the report filed by the Township Zoning Administrator, who found no zoning enforcement problems if this request is granted.

There were no public comments and the Public Hearing was closed.

The Planning Commission evaluated Mr. Baughman's application with the criteria for decision as published in Section 18.3 of the Brady Township Ordinance. The Planning Committee went through each of the ten items listed as criteria for approval.

The Planning Commission evaluated Mr. Baughman's application with the criteria for Section 18.7 (5): Specific Standards Required of Particular Special Exception Uses. The Planning Committee went through each of the 9 items listed.

Dave Locey asked about signage for the business. Mr. Baughman stated that he understands any sign must be 32 square feet or less.

Randy Smith **made a motion** to approve Mr. Baughman's request for Special Exception Use, based on the findings that the criteria in Section 18.3 and 18.7 (5) have been met for granting a Special Exception Use. Dave Locey **supported** and the motion was **passed unanimously**.

#### **SITE PLAN REVIEW** for Larry Baughman

The Planning Commission evaluated Mr. Baughman's site plan. There are 25 items ~~covered in the site plan~~ *of site plan content generally required by Section 19.4 of the Zoning Ordinance*, although many are not applicable to Mr. Baughman's family business. After review and discussion, Scott Oswalt **made a motion** to ~~approve~~ *accept the content of* Mr. Baughman's Site Plan as sufficient. Dave Locey **supported** the motion, and it was **carried unanimously**.

The Planning Commission evaluated Mr. Baughman's site plan with the criteria for Section 19.6 (2): Criteria for Site Plan Review. The ten items were met, and Dave Locey **made a motion** to approve Mr. Baughman's Site Plan as submitted. Julie Skrzepyk **supported the motion**, and it was **passed unanimously**.

#### **PUBLIC HEARING for Special Exception Use by Christian Pilgrim Church**

David Taylor, 15039 S. 24<sup>th</sup> Street, is acting as both agent and contractor for the Christian Pilgrim Church. The property is located at 540 Grove Street and consists of 14 acres zoned R-3. It has been owned by the Christian Pilgrim Church for more than 80 years.

The current building has no restrooms or storage facilities. The church proposes to add 24' onto the front of the existing building in order to construct rooms for ADA accessible restrooms, storage, and a foyer.

Mr. Taylor also stated that the property has village water, but a private sewer, so that a new septic system will be needed.

Attorney Rolfe stated a church is allowed as a Special Exception Use in the R-3 zone. The church predates the zoning ordinance, so it is a legal, non-conforming structure.

The Zoning Administrator filed a report to the Planning Commission on the proposed Special Exception Use request, stating that no zoning enforcement problems are anticipated if this request is granted.

Chairman Miller opened the Public Hearing.

There were no public comments, and no written correspondence has been received.

Chairman Gary Miller closed the Public Hearing.

The Planning Commission decided that the church as a whole should be considered for the special exception use request and not just the proposed addition.

The Planning Commission evaluated the application with the ten item criteria for decision as published in Section 18.3 of the Brady Township Ordinance. The Planning Commission also applied the Special Exception Use request to the three items in Section 18.7(9): Institutional or Public Use.

Randy Smith **made a motion** to approve the Christian Pilgrim Church request for a Special Exception Use for the entire church, since all of the requirements set down in Section 18.3 and 18.7(9) have been met. Scott Oswalt **seconded** the motion, and it was **carried unanimously**.

### **Site Plan Review for new addition to Christian Pilgrim Church**

The Planning Commission evaluated the site plan for the proposed addition. There are 25 items ~~covered in the site plan~~ *of site plan content generally required by Section 19.4 of the Zoning Ordinance*, although many are not applicable to the proposed addition. After review and discussion *of the criteria for site plan approval in Section 19.6.2 of the Zoning Ordinance*, Scott Oswalt **made a motion** to approve the site plan for an addition to the Christian Pilgrim Church as sufficient submitted. Dave Locey **supported** the motion, and it was **carried unanimously**.

### **PUBLIC HEARING: PROPOSED ZONING ORDINANCE TEXT AMENDMENTS**

The Planning Commission has been working on these proposed changes for several months. Attorney Rolfe has prepared and distributed text for the four items covered in the proposed amendments.

Chairman Miller opened the Public Hearing.

Attorney Rolfe presented the proposed amendments:

The first two items will reduce all setback requirements on the very small lots in the Nazarene Campground area (R-5 zoning).

The third item proposes to reduce the front yard setback requirements for all zoning districts (except R-5, which has a smaller front yard setback than this proposal).

The fourth item would amend the definition of “building coverage” in the Ordinance.

Randy Smith stated that the proposed amendment reduces the setbacks in the Nazarene Camp to the absolute minimum for safety and emergency vehicle access.

Paul Casarez, 7959 Hope Street, stated that as the director of the Nazarene Camp, he wants to thank the Planning Commission for these changes. He stated that the current text is very confusing, but the proposed version is streamlined and easy to understand.

Russell Payne, 7959 Glory, thanked the Planning Commission and stated that these proposed changes will benefit the relationship between the Camp and the Planning Commission.

Gladys Self, 7869 South Street, thanked the Planning Commission.

There was no further public comment, and the Public Hearing was closed.

Randy Smith **made a motion** to recommend to the Brady Township Board to approve the proposed text amendments as prepared. Julie Skrzypek **supported** the motion, and it was **carried unanimously**.

The members of the audience applauded the Planning Commission.

## **NEW BUSINESS**

### **Election of Officers**

Dave Locey **made a motion** to nominate Gary Miller to serve as Chairman for the 2011-2012 fiscal year. Randy Smith **supported** the nomination. There were no other nominations. Gary Miller was **elected unanimously**.

Scott Oswalt **made a motion** to nominate Dave Locey to serve as Vice-Chairman for the 2011-2012 fiscal year. Randy **seconded** the motion. There were no other nominations. Dave Locey was **elected unanimously**.

Scott Oswalt **made a motion** to nominate Julie Skrzypek to serve as Secretary for the 2011-2012 fiscal year. Dave Locey **supported** the motion. There were no other nominations. Julie Skrzypek was **elected unanimously**.

Randy Smith **made a motion** to appoint Brenda Brock to serve as Recording Secretary. Dave Locey **supported** the motion, and it was **passed unanimously**.

### **Set Meeting Dates for 2011-2012**

Randy Smith **made a motion** to adopt a resolution setting the meeting dates for the Planning Commission for the 2011-2012 fiscal year:

May 19, 2011   September 15, 2011   November 17, 2011   February 16, 2012.  
Julie Skrzypek **supported** the motion, and the resolution was **adopted unanimously**.

Randy Smith **made a motion** to adjourn at 8:45 p.m. Dave Locey **seconded** and the **motion was carried unanimously**.

Respectfully submitted,

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Chairman Gary Miller

Brenda Brock,  
Recording Secretary