

**STILLWATER TOWNSHIP PLANNING COMMISSION
TOWN HALL – JANUARY 5, 2012 – 7:00 P.M.**

PRESENT: Chairperson Carole Yoho, Planning Commissioners Lee Busse, Lois Cutler, Doug Galler, Lynne Murphy, Robert Ranalla and Rick Robbins, Supervisor David Johnson, Town Board Liaison Jim Hiniker and Planner Dick Thompson.

PUBLIC HEARING – ZONING ORDINANCE AMENDMENT – ACCESSORY STRUCTURES

Pursuant to notice in the Stillwater Gazette, a public hearing was held to consider amendments to Chapter 2, Section 1.2 of the Township's Zoning Ordinance related to Accessory Structures. The amendments are related to regulation of smaller accessory structures. No members of the public were present.

Chairperson Carole Yoho opened the public hearing. Planner Dick Thompson reviewed the proposed changes to the Zoning Ordinance. The changes recommended by the Planning Commission along with a possible exception for historical buildings, which would be at the discretion of the Town Board, are included in the proposed amendment. Our Building Inspector, Jack Kramer, has told us that building permits are required even for smaller buildings per the State Code.

There were the following questions and comments.

- Lois Cutler – How is this regulated? Dick Thompson – The Building Inspector will look at it. David Johnson – Jack Kramer is clearly aware of the rules and regulations. He is our set of eyes.
- Lynne Murphy – She is glad that historic buildings are included. Do all buildings, including those less than 160 square feet, need a permit? The wording is vague. David Johnson – We were trying to eliminate the need for a permit for the very small buildings. Dick Thompson – According to Jack Kramer, the small buildings do require a permit. The language in the proposed ordinance should be cleaned up.

The public hearing was closed at 7:10 p.m.

REGULAR MEETING – 7:10 P.M.

1. AGENDA – M/S/P Galler/Murphy moved to adopt the agenda as written. (6 ayes)
2. MINUTES – M/S/P Busse/Galler moved to approve the December 1, 2011 Stillwater Township Planning Commission Meeting minutes as written. (6 ayes)
3. ZONING ORDINANCE AMENDMENT – ACCESSORY STRUCTURES – M/S/P Galler/Robbins moved to recommend approval of the Zoning Ordinance Amendment as proposed with the clarification by Dick Thompson on the need for building permits for smaller buildings. (6 ayes)

(Robert Ranalla arrived.)

4. WEBSITE/NEWSLETTER – Lynne Murphy reported that there will be a Communication Committee meeting in January. Bob Ranalla mentioned that the website is being restructured. The new Code Red program section is being hit frequently.
5. NEW BUSINESS – There was none.

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6. TOWN BOARD LIAISON REPORT – Jim Hiniker and David Johnson gave an update on recent Town Board activities.

7. ADJOURNMENT – M/S/P Cutler/Busse moved to adjourn the meeting. (7 ayes)

The meeting was adjourned at 7:40 p.m.

Submitted by: Kathy Schmoeckel
Stillwater Township Clerk