

**ROSS TOWNSHIP
PLANNING COMMISSION
MEETING MINUTES
February 26, 2024**

CALL TO ORDER/PLEDGE

Vice Chair Sherri Snyder called the regular meeting of the Ross Township Planning Commission to order at 6 p.m. at the Ross Township Hall.

ROLL CALL

Present: Sherri Snyder
 Michael Bekes
 Mark Markillie
 Steve Maslen
 Pam Sager
 Jeff Price

Absent: Chairperson Michael Moore

APPROVAL OF AGENDA

Bekes made a motion to approve the agenda as written and Price supported. The motion was unanimously approved.

APPROVAL OF PRIOR MEETING MINUTES

The Commission proceeded with consideration of the October 23, 2023 and November 27, 2023 regular Planning Commission meeting minutes. After review, Bekes moved to approve the October 23, 2023 meeting minutes as written and Price supported. The motion carried unanimously. After review, Sager moved to approve the November 27, 2023 meeting minutes and Markillie supported. The motion carried unanimously.

NEW BUSINESS:

The next matter to come before the Planning Commission was consideration of the Planning Commission budget for fiscal year 2024/2025. Bekes presented a budget draft to the commission members stating the draft had already been reviewed by Chairman Moore and Vice Chair Snyder. Discussion between members included how training can be accomplished, the value of the Township being MTA members in terms of training opportunities and the strategy of the budget being more of a hybrid view between years 2022 and 2023. Specifically, the costs of 2022 were much higher than 2023 for various reasons including several special meetings to meet board direct priorities. As the high costs of 2022 are not expected to repeat, the budget was derived with a final projected between the actual costs of said prior years. Bekes moved to accept the proposed budget as presented and Price supported. The motion carried unanimously.

The next matter to come before the Planning Commission was consideration of the 2024/2025 fiscal year work plan. After robust discussion, the PC members agreed to five action items for the work plan and three action items on a parking lot board as potential projects in the future.

In no particular priority, the action plan items for fiscal year 2024/2025 include:

1. An alternative energy ordinance.
2. Creation of educational material on waterfront land use/development included with development permit applications.
3. Application of Article 15 (Footnote 11) and Section 22.9 A in regards to consideration of variance approvals on nonconforming waterfront lots.
4. Ordinance review in an attempt to allow citizens a one stop review process on nonconforming lots/nonconforming buildings. The one stop would be either at the ZBA or the PC, preventing citizens from having to go to both reviews at high costs.
5. Master Plan review.

Parking lot items include:

1. Agricultural Neighborhood.
2. Farmland conservation easements.
3. Tree preservation.

The Planning Commission members agreed to present the list of items to the Ross Township Board and request a priority be given to each action plan. The Planning Commission would work the projects accordingly as time permits. To that end, a joint Ross Township Board/Planning Commission will be requested. The purpose of this joint meeting would be to ensure coordination of the priorities and for the Planning Commission Members to ascertain the Ross Township Board's current ideas on zoning, ideas, and ordinance improvements.

OLD BUSINESS:

Vice Chair Snyder stated there was no unfinished business up for discussion.

REPORT FROM TOWNSHIP BOARD

Bekes provided a detailed overview of the issues considered and actions taken by the Township Board over the prior couple of months.

REPORT FROM ZONING BOARD OF APPEALS

Bekes reported the ZBA met on February 7th and shared the results of three variance requests. Bekes also stated there will not be a ZBA meeting in March, 2024.

PUBLIC COMMENT

No public comment was offered.

MEMBERS, CONSULTANTS, ADVISORS

The upcoming elections at the March Planning Commission meeting for the Chair, Vice Chair and Secretary of the Planning Commission. The members discussed the option of having the internally elected positions rotate each year to give everyone the opportunity and experience. Vice Chair Snyder opined if nominated, she would accept the Vice Chair role for the next year. Chairman Moore, absent from this meeting had previously stated he would like to pass the baton to another. And Board liaison to the Planning Commission Bekes shared he is not eligible to serve in any of the roles up for election in March. The members all shared they will think about the upcoming election and will be ready to nominate and vote at the March meeting.

ADJOURNMENT

There being no further business to come before the Commission, Bekes motioned to adjourn and Price supported. The motion passed unanimously, and the meeting adjourned at 7:24 p.m.

Respectfully Submitted,

Michael Bekes
Board Liaison to the Planning Commission