

**SAUBLE TOWNSHIP PLANNING AND ZONING COMMISSION
SPECIAL MEETING MINUTES 15 SEPTEMBER 2021**

CALL TO ORDER:

6:00 pm by Jim Sharp

PLEDGE OF ALLEGIENCE

ROLL CALL:

Jim Sharp, present; John Acker, present; Bob Woolever, present; Ken Piper, absent; Beth Acker, present

Additional present: Mary Ann Nugent, Bill Rodgers, Gail & Paul Raad, and Kurt Schindler

AGENDA REVISIONS:

None

APPROVAL OF PAST MEETING MINUTES

A motion was made, supported, and carried to approve the 07 Sept 2021 minutes

(J Acker/Woolever) 4-0

UNFINISHED BUSINESS:

Lighting Report (John Acker) – Levels are not reported in lumens. The “signs” are “displays” and are measured in nits; 1 candle per square meter. Light comes from single source, and then spread out over an area. For full sun, they recommend 3500 nits (some places allow up to 5000, but 3500 should do it). For night, they recommend no lower than 125 nits. Billboards on freeways are between 125 – 150 nits at night. John recommends 125 for night. Several pieces of equipment can be used to measure nits, and they are not too expensive. Website article: <http://www.illinoislighting.org/billboards.html>

Ordinances:

Started at pg. 54 #1072 A - Lots of discussion: side yard, rear yard, garages in front of house, amount of property, etc. Refer to Definitions (pg. 15) of front yard, waterfront yard, back yard. Definition: for a waterfront home is waterfront yard, front yard (vs back yard), and two side yards. Parcel may have any combination of yards – like a corner lot home. Kurt will reword so that accessory buildings/structures can't be in waterfront yard.

D – Reword so that it applies to R1 & R2, not for rural residential or agriculture. R1 = subdivisions; R2 = future subdivisions; Rural residential = acreage; agriculture

E. Size will be stated for each zoning district, max 30' high

1074 A. Split into two sentences. If it's to test wind..... 3 yrs.

B Height: Not to exceed 120'

C 10' max

D Setback: no less than 1.1 times height; closer than 25'

H Clearance: 20'

This section is for homeowner or business – not for utility companies or large scale.

1075 A Height 200'

B Setback: 1.1 times height; closer than 25'

1076 A1 Discussion about configuration; Not all systems can be inside. Some are designed to be near meter where power goes in. Many are weather enclosed exterior. Reword: inside or on
B2 Height: 25 ft.

1077 Kurt informed the group that MSU Extension will have sample zoning language (expected to complete this fall) for this section
This is permitted. Need acreage. Positioning of panels - John mentioned reflectivity issues off the panels; blinding people- have driving issues. Will revisit this area when report comes out from MSU Extension.

1080 (pg. 60) A. Requirements are in each zoning district

1081
B 3 30%; Remove 8, 9, 10,
C Remove
Specify no short term rentals

1082 Remove

109 Place Holder – probably have the Not allow marijuana facilities in this section

NEW BUSINESS:

None

CITIZEN TIME:

Mary Ann Nugent expressed concern regarding technical expertise in various disciplines (wind/solar/lighting/etc.) that may soon be required of a zoning administrator. How does a zoning administrator get assistance when needed? Kurt pointed out section 8204 which allows the township board to establish fees, Zoning Administrator would stop progress on the permit, estimate expenses of the technical consultant required. Fees would be assessed to cover the expense, and put in escrow. The applicant would receive a refund of any unused expenses.

Article 12 – Kurt commented for Section 12 (coming up next meeting) that large parts will come out – some is clearly urban which should come out, some will stay in. Will probably go through Article 12 pretty quick.

BOARD MEMBER TIME:

None

Next meeting:

ADJOURNMENT:

A motion was made, supported, and carried to adjourn the meeting at 7:29 pm
(J Acker/Woolever) 4-0

Next Meetings: October 5 & October 20 (Master Plan Hearing) @ 6 pm

Respectfully Submitted,
Beth Acker