

**BEAVER CREEK TOWNSHIP
REGULAR MONTHLY MEETING OCTOBER 8, 2013**

The regular monthly meeting of the Beaver Creek Township Board was called to order by the Chair at 7:00 pm October 8, 2013. Board members present: Ashton, Hartman, Van Nuck, Little and Raybuck.

The Pledge of Allegiance and Invocation were led by the Supervisor.

AGENDA APPROVAL:

Motion by Little and seconded by Van Nuck to approve the agenda with the addition of "Wage Increase" under New Business. All ayes, motion carried.

APPROVAL OF MINUTES:

Motion by Little and seconded by Van Nuck to approve the minutes of the 9/10/2013, 9/20/2013 and 10/4/2013 meetings. All ayes, motion carried.

Motion by Little and seconded by Van Nuck to approve the minutes to three closed session meetings with Attorney Meihn. All ayes, motion carried.

TREASURER'S REPORT:

Motion by Raybuck and seconded by Little to approve the treasurer's report as presented. Roll call vote with all ayes, motion carried.

CLERK'S REPORT:

Employee Policy and Investment Policy are being worked on.

SUPERVISOR'S REPORT:

The Supervisor has attended a recycling meeting, worked on the United Way Program and is currently working on a meeting regarding the pension.

H.L.U.A.:

The H.L.U.A. is applying for a grant from the "Par Plan" for security on the grounds. The fence has been repaired for \$1,000, with reimbursement coming from the insurance company. The yearly audit came back with a verbal "ok".

FIRE DEPARTMENT:

Fire Chief Weatherly is in the hospital. Bill Miller stated that the fire department has finished dry walling the ceiling in the fire station and that one truck went down recently.

DPW:

No report.

PLANNING/ZONING:

The zoning administrator stated that there had been no requests for zoning permits during September, but he has been working on blight complaints. There will be a ZBA Hearing on October 15th.

CORRESPONDENCE:

1. Recycling Counsel minutes

2. Public Notice from DEQ
3. Great Lakes Energy Notice of Opportunity to Comment

OLD BUSINESS:

Discussion regarding morning meetings. Motion by Ashton and seconded by Raybuck to change our 7:00 pm meetings to 10:00 am for the winter months of November, December, January and February. Roll call vote with ayes: Ashton, Raybuck and Little. Nays: Van Nuck and Hartman. Motion carried.

NEW BUSINESS:

1. The supervisor asked to hold off on making a decision on a new sign until spring. He stated that we can replace the present sign for \$600. An all electric sign would cost over \$12,000.
2. Motion by Van Nuck and seconded by Little to renew the snow plowing contract with David Kelly with one addition: an additional \$20 will be paid when Mr. Kelly shovels and sidewalks at the office and community center. Also requested that Mr. Kelly submit a letter to that effect and that he agrees to the contract. Roll call vote with all ayes, motion carried.
3. Motion by Raybuck and seconded by Ashton to allow the treasurer, deputy clerk and zoning administrator to attend the Annual MTA Conference beginning January 28, 2014, plus per diem and overnight accommodations. Roll call vote with all ayes, motion carried.
4. Motion by Hartman and seconded by Little to allow the Treasurer Van Nuck, Trustee Raybuck and Deputy Nelson to attend a one day MTA Financial Class on October 29th. Roll call vote with all ayes, motion carried.
5. Discussion regarding suggested zoning changes from the Planning Commission. The changes should be studied by the board and brought back to the next meeting. They are as follows:

TEXT FOR ZONING ORDINANCE CHANGES

1. SQUARE FOOTAGE CHANGE:

Zoning book page 43:

Sec. 4.06 – Dimensional Requirements

D. First Floor Area: The minimum floor area of a one (1) story Single Family Dwelling shall be nine hundred twenty-four (924) square feet and a two (2) story Single Family Dwelling shall have a minimum first floor area of seven hundred (700) square feet with a minimum total of nine hundred twenty-four (924) square feet for both stories.

Change to:

Sec. 4.06 – Dimensional Requirements

D. First Floor Area: The minimum floor area of a one (1) story Single Family Dwelling or a two (2) story Single Family Dwelling shall be seven hundred twenty (720) square feet.

Zoning book page 48:

Sec. 5.06 – Dimensional Requirements

D. First Floor Area: The minimum floor area of a one (1) story Single Family Dwelling shall be nine hundred twenty-four (924) square feet and a two (2) story Single Family Dwelling shall have a minimum first floor area of seven hundred (700) square feet with a minimum total of nine hundred twenty-four (924) square feet for both stories.

Change to:

Sec. 5.06 – Dimensional Requirements

D. First Floor Area: The minimum floor area of a one (1) story Single Family Dwelling or a two (2) story Single Family Dwelling shall be seven hundred twenty (720) square feet.

Zoning book page 50:

Sec. 6.06 – Dimensional Requirements

E. First Floor Area: The minimum floor area of a one (1) story Single Family Dwelling shall be nine hundred twenty-four (924) square feet and a two (2) story Single Family Dwelling shall have a minimum first floor area of seven hundred (700) square feet with a minimum total of nine hundred twenty-four (924) square feet for both stories.

Change to:

Sec. 6.06 – Dimensional Requirements

E. First Floor Area: The minimum floor area of a one (1) story Single Family Dwelling or a two (2) story Single Family Dwelling shall be seven hundred twenty (720) square feet.

Zoning book page 53:

Sec. 7.06A – Dimensional Requirements

E. First Floor Area: The minimum floor area of a one (1) story Single Family Dwelling shall be nine hundred twenty-four (924) square feet and a two (2) story Single Family Dwelling shall have a minimum first floor area of seven hundred (700) square feet with a minimum total of nine hundred twenty-four (924) square feet for both stories.

Change to:

Sec. 7.06A – Dimensional Requirements

E. First Floor Area: The minimum floor area of a one (1) story Single Family Dwelling or a two (2) story Single Family Dwelling shall be seven hundred twenty (720) square feet.

2. CHANGES TO HOME OCCUPATION SIGN SIZE:

Zoning book page 95:

Sec. 14.21 – Home Occupations

G. There shall be no external evidence of such occupations, except a small announcement sign not to exceed two (2) square feet in area per face, tastefully done in all LDR and MDR Districts. Signs of ten (10) square feet in area shall be permitted in the RD and AR Districts, both faces to count towards area, except non-farm single-family dwellings.

Change to:

G. There shall be no external evidence of such occupations, except a small announcement sign not to exceed 16 square feet in area per face, tastefully done in all LDR, MDR, RD and AR Districts.

3. GARAGE/POLE BARN:

Zoning book page 91:

Section 14.06 – Accessory Building Provisions

G. An accessory building on vacant property shall meet the following additional regulations. A storage building shall be considered an accessory building even when on vacant property. A proposed site plan showing planned future residence-garage and a building permit for the planned residence-garage shall be required, with construction of the residence-garage to be completed within two (2) years or else the accessory building shall be removed. Except for agriculture and farming uses, the maximum size for any accessory building, including an accessory building built after the residence is constructed, shall be as follows: on less than one (1) acre, one accessory building not exceeding eight hundred sixty-four (864) square feet shall be allowed; on property of one (1) acre and up to five (5) acres not having a garage of more than eight hundred sixty-four (864) square feet, one accessory building with up to two thousand (2,000) square feet shall be allowed; on property of five (5) acres or more not having an existing garage of more than eight hundred sixty-four (864) square feet, one (1) accessory building with up to three thousand (3,000) square feet shall be allowed. There shall be no additional accessory buildings on property of any size except within the AR (Agricultural Residential) District. There shall be no housing of animals until a primary residence meeting all building and zoning requirements is on the property except in the AR District.

Change to:

G. No accessory building shall be built on a vacant piece of property.

H. The residence has to pass rough-in inspection prior to the accessory building being constructed. Except for agriculture and farming uses, the maximum size for any accessory building, including an accessory building built after the residence is constructed, shall be as follows: on less than one (1) acre, one accessory building not exceeding eight hundred sixty-four (864) square feet shall be allowed; on property of one (1) acre and up to five (5) acres **one (1) accessory building not to exceed** more than eight hundred sixty-four (864) square feet, accessory building with up to two thousand (2,000) square feet shall be allowed; on property of five (5) acres or more not having an existing garage of more than eight hundred sixty-four (864) square feet, one (1) accessory building with up to three thousand (3,000) square feet shall be allowed. There shall be no additional accessory buildings on property of any size except within the AR (Agricultural Residential) District. There shall be no housing of animals until a primary residence meeting all building and zoning requirements is on the property except in the AR District.

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6. Motion by Little and seconded by Hartman to purchase the new BS&A.net program software for the treasurer's office in the amount of \$3,050, to be paid in two installments

with the second installment in the next fiscal year. Roll call vote with all ayes, motion carried.

7. Motion by Van Nuck and seconded by Raybuck to raise the secretaries and deputies wages by \$1.00 per hour. Roll call vote with all ayes, motion carried.

8. Motion by Van Nuck and seconded by Raybuck to pay the accounts payables in the amount of \$11,910.46, checks #29656 thru #28691. Roll call vote with all ayes, motion carried.

COMMENTS FROM THE AUDIENCE:

1. Ron Wood said that if a new sign has changeable letters on it; make sure that it can be locked. Also, it would be helpful for someone to be in the township offices when the dump is open on Wednesday afternoons.

2. Bill Miller questioned who would help residents during the morning meeting.

3. Preibe thinks it is a right move to hold our meetings in the morning.

4. Joe Van Nuck questioned what size building can be build and not permanent.

Meeting adjourned at 8:02 pm.

Sharon K. Hartman, Clerk