

**Palmyra Township
Planning Commission Special Meeting Minutes
June 6, 2022**

Meeting called to order at 7:00 p.m. by Planning Commission Chair Deborah Comstock at the Palmyra Township Hall, 6490 Palmyra Rd.

Members present: Deborah Comstock, Laurie Isley, Vivian Pell, Mark Crane, Ryan Mapstone

Members absent: Carmen Loar, Laura Brown

Audience Attendance: 0

Motion Isley, support Pell to approve the agenda as amended - add Communications. **Roll call vote:** Crane yes; Isley – yes; Comstock – yes; Mapstone – yes; Pell – yes **Motion carried**

Motion Isley, support Mapstone to approve the March 29, 2022 PC Regular Meeting Minutes and the May 3, 2022 Special Meeting Minutes. **Roll call vote:** Crane yes; Isley – yes; Comstock – yes; Mapstone – yes; Pell – yes **Motion carried**

Written Comment: None

Public Comment: None

Communications: Deborah Comstock reported that Laura Brown has submitted her resignation from the Planning Commission, effective May 29, 2022.

New Business:

Review and Amending of Article VIII – General Provisions: Motion Isley, support to accept Sections 8.01, 8.02, 8.03 as amended. **Motion failed due to lack of support.**

The following are recommended amendments to Article VIII – General Provisions of the Working Document of the Zoning Ordinance:

- Section 8.01, A – Access to Public Streets: Strike Agriculture District in first sentence
- Section 8.01, B – Access to Public Streets: In the second sentence, add “street” after “public”, then add “or public easement” before “or private easement”
- Section 8.02, A – Adult and Child Day-Care Facilities: Add under Section 8.02, A, “1. The proposed use of the residence for Adult Family Day-Care Homes and Child Family Day-Care Homes shall not change the essential character of the surrounding residential area and shall not create a nuisance in fact or law relating to vehicular parking, noise, or additional congestion in excess of residential uses in the district.”

- Section 8.02, B1 – Adult and Child Day-Care Facilities: Strike all of paragraph B1 and replace B1 with “The property is maintained in a manner that is consistent with the character of the neighborhood.”
- Strike “Village Residential Districts” throughout the working document of Article VIII – General provisions. (This district does not yet exist)

Recommended Amendments to Article IV – Zoning Districts Regulations of the Zoning Ordinance #11-2020:

- Section 4.1.2 Permitted Uses (AG District): Add “J. Adult Family Day-Care and Child Family Day-Care Homes”
- Section 4.1.3 Special Use (AG District): Add “U. Adult Day-Care Homes”
- Section 4.2.2 Permitted Uses (AG Residential): Add “H. Adult Family or Child Family Day-Care Homes”
- Section 4.2.3 Special Approval Uses (AG Residential): add “N. Adult Day-Care Homes”
- Section 4.3.2 Permitted Uses: Mobile Homes: After “Mobile Homes” add “Adult Family or Child Family Day-care Homes”
- Section 4.3.3 (Mobile Home Residential District): Change Section 4.3.3 to “Special Approval Uses” and move the original wording of Section 4.3.3 to a newly created Section 4.3.4. Under the new Section 4.3.3, add “A. Adult Group Day-Care Homes”

The Planning Commission will resume their review at Section 8.02, C – Adult and Child Day-Care Facilities.

Adjournment

Motion Isley, support Pell to adjourn at 9:24 p.m. **Motion carried**

PC Special Meeting & Public Hearing on June 15, 2022.

Next PC Regular Meeting: September 6, 2022

These minutes were prepared by Christine Whited, Clerk.
