

Swan creek Township
Zoning Commission
Working Meeting Notes
7-30-08

Meeting called to order at 6:04 p.m. - recessed until 6:15 p.m.

Roll call was taken by Chairman Walt Lange:

Roll ~ Chairman Walt Lange - present, James McConkey - present, Joe Kahl - present and Robert Westmark - present, Sally Wylie - present

Township Officials & employees present: Trustee Wiland, Trustee Leu, Christine Lauch, Administrative Assistant, and Walter Hallett, III, Zoning Inspector

Wind Turbines:

Mr. Lange asked the Board for any suggestions regarding wind turbines. The Township received the Legal Opinion from the Fulton County Prosecutor which states that the township can regulate them. Walt Hallett stated that the regulations need to be specific to not cause adverse effects to adjoining and adjacent residents.

Wood Burners:

Sally Wylie questioned the height regulation of item 3 (d). She inquired about the part that speaks about it being 2' above the roofline of the highest structure. The Board discussed the highest roofline being 20' away from where the wood burner would be placed. The Board discussed the natural wind flow of smoke and the possibility of giving the Zoning Inspector the ability to regulate the placement of the units according to the site and wind flow to determine how high the chimney needed to be. Walt Hallett said he has the ability to regulate established grade through 100-5.2 #5. Trustee Leu suggested the possibility of placing a provision in the resolution to alter the units to ensure conformity for public health and safety. Walt Lange and Trustee Leu said to get some information from Luce's Chimney for suggestions regarding the manufactures warranty, altercations and specs.

Chris is to get some language from Steve Brown for standards for variables.

The Zoning Commission has proposed language that will be presented to the Board of Trustees. Chris will wait to present it to them until the final language is constructed. The title "Wood Burners" is to be changed to "Outdoor Furnaces" also. The township is only going to regulate outside free standing units, not units that are enclosed within a structure.

Solar Energy is to be put on Old Business for the next meeting. Chris Lauch will get some information from Steve Brown.

Zoning Inspector's Suggestions:

#1. 100-5.3 Accessory Building in Residential and AG/RE Districts

In residentially **and AG/RE zoned districts** (~~on parcels smaller than 5 acres~~), **all** accessory buildings, except as otherwise permitted in this resolution, shall be subject to the following regulations

#2. 100-5.5 Fences, Walls, and Other Protective Barriers #2

Add and AG/RE Districts to the title.
Eliminate entire C and re-letter.

#3. 100-8.2 Principal Permitted Uses #9

Eliminate a - e. Will mirror 100-10.3 #10 with changes to (f) to read as follows:

Construction of the tower shall be no higher than 200 feet and shall be 300' from any residential structure. A variance will be required for towers over 200'.

#4. 100-8.1 Home Occupations

Add: - Are Regulated According to 100-5.8

#5. Pg. 32 leave as is.

Pg. 89 (Definition) add to item e: Minimum standard for Swancreek Township is 1200 square feet pursuant to Article 100-8.4 Minimum Dwelling Size.

#6. 100-10 R1 District

Stays the same with changes to (f) to read as follows:

Construction of the tower shall be no higher than 200 feet and shall be 300' from any residential structure. A variance will be required for towers over 200'.

7. (was above)

#8. The Zoning Inspector and the Board discussed twinplexes and duplexes, which are multiple family dwellings in districts that do not allow them. They are to be placed in R2 districts. Walt Hallett stated that all of these dwellings are in violation pursuant to the Zoning Resolution 100-11.2, however, Trustee Leu and the Board said there are no R2 districts in the Swancreek Township. Trustee Wiland said he would like get rid of the Non-Conforming permits and just keep records of Non-Conforming uses on file. Sally Wylie asked Walt Hallett what would have to be done to make them conforming. Walt stated that they would all need to file for Non-Conforming use validation certificates, be in a R2 district, or

the districts would need to be rezoned to an R2. There was discussion of the fees and procedures to request a district to be rezoned.
This item tabled until next meeting on 8-13-08.

#9 - #18 tabled until next meeting.

Monthly meeting schedule was given to the Board members.

Maps of the Township was given to the Board members.

Pond information tabled until next meeting.

Minutes to be approved at the next Regular meeting.

Definition of fencing is to be put on the next Agenda.

Adjourned 8:14 p.m.