

Athens Township Planning Commission

Meeting Minutes

July 20, 2023

Opening

The regular meeting of the Athens Township Planning Commission was called to order at 7:00pm on July 20, 2023 and the pledge of allegiance was recited.

Planning Commission Present

Todd Christensen, Marlys Balfany, Jack Cole, Jason Ross, Dean Thompson, AJ Ondrey, Mike Jungbauer, and Tom Heinen volunteered to be note taker.

Guest Present

Two residents were present.

Approval of Minutes

M/S AJ Ondrey/Dean Thompson motioned to approve the minutes of the June 15, 2023 meeting as presented. Motion passed unanimously.

Open Forum

No comments from residents. Closed open forum.

Public Hearing - Residential Zoning and A/R Zoning

Open public hearing at 7:05pm to consider and give recommendations to the Town Board on updated Agricultural/Residential zoning district, including updating ordinances to correspond to the new residential zoning designations, and updating allowed uses of land, increasing fines for non-compliant properties, etc.

Receiving no comments from the public on Residential Zoning and A/R zoning updates.

M/S Jake Cole/AJ Ondrey motioned to close the public hearing. Motion passed unanimously. Closed public hearing on Residential Zoning and A/R zoning updates at 7:10pm.

Residential Zoning ordinance review/discussion

Commissioners reviewed suggested changes to Zoning Regulations, Chapter 20. Much discussion was held on density requirements, and the use of administrative subdivisions and the use of a plat, as it related to the

eligibility of continued subdivisions of a parcel. Commissioners agreed to adding a 5year waiting period between requests for subdividing the same parcel.

M/S Marlys Balfany/Jake Cole motioned to send the updated residential zoning changes to the Town Board for review and approval, if they agree. Motion passed unanimously.

Public Hearing – Light Industrial Zoning

Open public hearing at 8:40 to consider and give recommendations to the Town Board on updated Light Industrial zoning area in the southern 1/3 of the highway 65 commercial corridor.

Chris Vogt was present and presented a building plan for his welding and fabrication shop. There was discussion about the architectural features of Chris's build, parking lot material and the need to minimize parking lot dusk.

There were questions about the building setback requirements and how they compared to neighboring communities. Mike took an action to review neighboring communities commercial zoning setback requirements and adjust the Light Industrial Zoning ordinance setback requirements, as needed, to better align with surround communities.

M/S Jake Cole/Jason Ross motioned to close the public hearing on Light Industrial Zoning. Motion passed unanimously. Closed hearing at 9:25pm

M/S Jason Ross/AJ Ondrey motioned to send the updated light industrial zoning recommendation/changes to the Town Board for review and approval, if they agree. Motion passed unanimously.

New Business

1. Business zoning – Retail commercial

Not discussed.

2. Business zoning – Light Industrial

Discussed during the public hearing.

Old Business

None.

M/S Jason Ross/Marlys Balfany motioned to adjourn. Motion passed unanimously.

Adjourned at 9:35pm.

Minutes submitted by Tom Heinen (volunteer note taker)