

**Athens Township Planning Commission  
Meeting Minutes  
November 16, 2023**

**Opening**

The regular meeting of the Athens Township Planning Commission was called to order at 7:00 PM on November 16, 2023 and the pledge of allegiance was recited.

**Planning Commissioners Present**

Todd Christensen, Marlys Balfany, Jack Cole, Jason Ross, AJ Ondrey, Township Clerk Diane Carpenter and Mike Jungbauer

**Guests Present**

A few residents attended.

**Approval of Minutes**

M/S Jason Ross/Jack Cole to approve the minutes of the October 19, 2023 meeting as presented. Motion passed unanimously.

**Open Forum**

None.

**Public Hearing**

None.

**Old Business**

-Nick Anderson attended the meeting. He had applied for an IUP in 2021 and the process was never completed so the application was denied. The issue was too much equipment parked outside on a residential property. He owns Harold's Trucking. A public hearing was held at that time and he has complied with all recommendations of P&Z. The application will be reopened and a

new fee will not be charged and another PH will not be held. Mike will type up the IUP and send it out to board members prior to the December board meeting so that it can be voted on at that time.

### **New Business**

- Andy Robinson attended the meeting regarding an IUP needed for his concrete business. We received complaints because of the equipment stored outside. He told us that very little of that equipment is used for his business, just for personal use. He will apply for an IUP and discuss what is used for the business with Mike at that time.

-Mike presented info from surrounding areas regarding sizes for accessory buildings. Right now we have unlimited size and quantity as long as you own more than five acres. Proposal for business was as follows:  
2500 sq ft for 5 acres, topping out at 10,000 sq feet for 20 acres or more. Each additional acre increases the size of the building allowed by 500 sq feet. If the buildings were not used for business purposes, they would still be unlimited.

Discussion was held regarding enforcement, only being able to use part of the building for business, and if we still want to allow people to put up as many buildings as they want for personal use. It was also suggested that setbacks for business use buildings be increased from 30 ft to 60 ft.

If exceptions need to be made, a variance can be applied for. A variance must show practical difficulty which is something out of the person's control. It cannot be for financial reasons.

-A discussion was held regarding zoning for the northern commercial district. It regarded zoning a lot for a specific business

such as a gas station, to eliminate the need for IUP's or CUP's.  
The consensus of the board was to keep the IUP's.

M/S Marlys Balfany/Jack Cole to adjourn the meeting at 9:20 PM.  
Motion passed unanimously.

Minutes submitted by Diane Carpenter