

Elmira Township Planning Commission Meeting

Date: February 28, 2006

The Elmira Township Planning Commission (PC) held a meeting on this date at the Elmira Township Hall, with Duane Hoffman, chair, calling the meeting to order. Also attending the meeting were Gloria Torello, Leonard Skop, Jack Middleton, and John Ernst. Attending the meeting was Mr. Scott Katke.

A. Call to Order: 7:00 p.m.

B. Roll Call: NA

C. Approval of Minutes: Skop moved and Middleton seconded a motion to approve the PC meeting notes from the January 2006 meeting. The motion passed unanimously.

D. New Business: Mr. Scott Katke attended the meeting. He is a local developer and owner of Alpine Homes. See his business card, attached. Mr. Katke wants to develop within Elmira, in the area identified as "mixed use" on the master plan. This discussion consumed much of the meeting. The mixed use area and text within the master plan was reviewed. Mr. Katke wants to develop houses in the \$100,000 to \$150,000 range, potentially with front porches and alleys to promote a traditional neighborhood style. It was suggested Mr. Katke contact the Department of Environmental Quality to discuss baseline assessments of land.

E. Ongoing Business:

4. (c) Corwith Township PC, (no web site), Middleton provided a copy of the Corwith Township master plan. It will be on file with the PC.

G. Master Plan: At the March meeting, work will continue on drafting text for the Mixed Use ordinance.

Other:

Torello attended the recent Elmira Township Board meeting and talked to Theresa Plachta about updating the Elmira Township website to include the master. Plachta said she will call Torello by the next board meeting on the status of this change over.

The Elmira Township Board's approved modifications to the planning commission's By-Laws was given to Hoffman, and a copy was filed with the PC.

Next Meeting: Because of scheduling conflicts, Hoffman will contact PC members of the March meeting date. Hoffman will also post a sign at the township hall about the meeting date change.

All other items on the agenda were tabled until the next meeting.

Adjourn: Torello moved and Middleton seconded a motion to adjourn. The meeting ended at 9:00 p.m.

Cc: Sue Shaedig, Elmira Township Board Secretary