

Record of Proceeding

**Bowling Green Township
Zoning Commission
November 20, 2006**

The Zoning Commission opened their meeting at 7:30pm with roll call. The following Commission board members were present; alternate chair Russell Chorpenning, John Hoffer, Shannon Duval, Geary Stepp and Commission Clerk Jennie Duval. Trustees Jeff Chorpenning and Dan VanBuren were present. Residents Barbara Selegue, Ron Duval, Dee Krier and Will Kern were also in attendance. The minutes from the October meeting were read. No additions or corrections were made.

Under Public comment, zoning inspector Barb Selegue said she received the magnets for her car from the former zoning inspector.

Jeff Chorpenning said that the board will need to review the discussion about a complaint in writing. There is a resident that feels that the person making the complaint should remain anonymous. Jeff said that the trustee have contacted the prosecutor's office about the issue and have not received a response. The board will put it on the agenda for future discussion.

The main focus of this meeting was to determine a lot size for the township. As of January 1 the county will no longer enforce the 1.6 acre minimum so the township will need to put a lot size minimum in the resolution. Geary Stepp said that Franklin Township set their lot size at 4 acres. Dee Krier said that the health department will still be inspecting the land and doing a soil sample. And the land owner must have 1.6 acres usable ground. A way around that is the new Mound septic system which works for smaller lot size. The mound system will be 2 to 8 foot above ground, 13ft W to 30l. It will have sand, concrete sand, and gravel in it and will leech from the top. It will cost \$15-20,000. This can not be put in unless the health department approves the land. Dee suggests the township set it at 1.6 acres of usable ground. Barb Selegue asked how the land owner would find out if the ground is usable ground. Dee said that the health department would have to come and look at it.

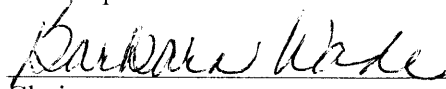
The process of adding this amendment to the resolution will take approximately 4 months.

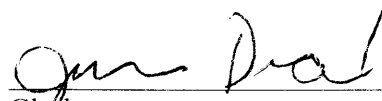
Barb Selegue asked if someone where to split their property up into lots before the board decide on a lot size, but doesn't sell until after the process is complete would they still be able to sell the smaller lot size. The board said they would not be able to sell; they would have to do their lot splits over.

Geary Stepp made a motion to make the lot size minimum for the township 4 acres minimum. Shannon Duval 2nd the motion. Motion Carried.

The board will need to discuss the wording of the proposed amendment and will do this at the next meeting. The board discussed when to have the next meeting. Board agreed on December 18, 2006 at 7:30 pm.

Shannon Duval made a motion to adjourn. John Hoffer 2nd the motion. Board adjourned at 8:31 pm.


Chair


Clerk