

Zoning Ordinance Steering Committee

May 21, 2015 meeting summary

Members in attendance: Nancy Truitt, Charlie Shock, Larry Spencer

Also in attendance: Dave Connors, Bob Hittinger, Wayne Grafton and Steve Brown

Audience present – 2

The meeting began at 3 p.m. in the London Grove Township building.

The discussion began with Part 6 (Rural Residential District). The committee first discussed organization/formatting issues. Next they discussed the appropriateness of setbacks that had been changed based on discussions earlier in the process. The consultant stated that the appropriateness of the setbacks depends on the expectation and goals of the community, i.e. what “end product” is desired and on planning standards. It was noted that the larger setbacks were the result of discussions to reduce the amount of open space in cluster subdivisions to help reduce the costs on homeowners associations, to provide more space between homes and to help separate homes from storm water facilities.

Part 7 (XXX) did not generate any substantive comments.

Part 8 (High density residential) was then reviewed. The committee had a discussion regarding the proposed density of 4 dwellings per acre or 6 dwellings per acre for age restricted neighborhoods. It was decided to table this matter till the next monthly meeting so the full committee could discuss.

The second member of the audience arrived.

The committee then reviewed the increase of the minimum lot size to 12,500 s.f. for single family detached homes. It was noted that this was slightly less than 4 dwellings per acre. The consultant stated he thought in reality the developed density would be the same. The consultant and committee decided to have sketch plans prepared to review possible densities on two larger farm properties in the Township. Sketches would be prepared for both existing and draft zoning standards; lot size will be the main design element.

Part 9 (Chatham Village) was reviewed and the only changes discussed were regarding typographical errors and formatting.

Part 10 (Commercial District) was discussed next. The consultant is to modify the purpose section to better state the Township's goal of attracting and retaining business. When the subject of allowing high density residential uses came up as shown in the draft, it was decided to table the subject until the next monthly meeting to allow the full committee to participate. The same decision was made when the discussion of promoting interconnections between properties and uses came up.

The meeting adjourned at 5:10 p.m.