

MINUTES OF  
PLAINFIELD TOWNSHIP PLANNING COMMISSION  
REGULAR MEETING  
NOVEMBER 10, 2015

1. Called to order by Chairman Parkinson at 7:00 p.m.
2. Pledge of Allegiance was said by all present.
3. Roll Call:  
  
Present: Mark Parkinson, Pat Ready, Daryl Johnson, Bob Alward  
  
Absent: Bobby Webb, Jim MacArthur, Joe Pellens  
  
It was noted that a quorum was present. There were 2 guests.
4. Approval of Agenda: **Motion** by Johnson, seconded by Alward to approve the November 10, 2015 agenda as revised. **Motion carried by voice, all ayes.**
5. Approval of Minutes: **Motion** by Alward, seconded by Ready to approve the October 14, 2015 minutes as presented. **Motion carried by voice, all ayes.**
6. Zoning Board report: No meeting this month.
7. Township Board report: Has been slow. The audit is back; there will be a meeting next week for review.
8. New Business: Joseph Swies gave an overview of the Vista Marine site plan for the vacant lot between Big Bob's Restaurant and Northland Area Federal Credit Union. Committee members voiced concerns about the open air showroom plan not being a permitted use. Discussed potential ways to be able to accommodate Mr. Swies' request. It was noted that under Section 18.20, Temporary Transit Use, it would be possible to issue a temporary permit for a certain period of time, up to a year. Swies would be required to come back to the Planning Commission within the proposed period of time to get a permanent land use change or possibly change his plans to a retail space. **Motion** by Johnson, seconded by Ready to recommend that the Township Board approve a temporary use permit for a period of one year from the date of approval by the Board for the proposed use of the property for Swies' business with the provision that Swies provide a survey of the property prior to the permit being approved. **Motion carried by voice, all ayes.**
9. Old Business: The Master Plan needs to be in place by March, 2016. This would require the Planning Commission to vote on the Plan at the February

meeting to allow the Board to vote on approval of the Plan at the March meeting. Spicer's Master Plan information was reviewed. Some areas to address and goals to look at are as follows:

- Problems with strip zoning;
- Reassess commercial districts;
- Pedestrian access/walking access around town; working with Parks and Recreation for walking path around new school to Township;
- Screening, buffering and landscaping, especially in the downtown area;
- Parking issues and requirements; township owned parking?
- Aesthetics, how things look; need to look at NSC from Galion, maybe start at Curtis; need to review CSC/NSC;
- Zoning for hotel (NSC);
- Revisit how we develop open space, ag, forest; sizes? Preserve?
- Overlay zoning;
- Certain district downtown with specific criteria (Victorian WB)
- More industrial use needed? Where?

Need to review information provided by Spicer for discussion.

10. Discussion items: None.

**Motion** by Alward, seconded by Ready to adjourn the meeting. **Motion carried by voice, all ayes.** Meeting adjourned 9:01 p.m.

Minutes submitted by Dianna Brinkman.

Approved:

By \_\_\_\_\_

\_\_\_\_\_  
Date