

Plan Commission meeting minutes

April 29,2021

Chairman Alvin Francis call the Town of Union Plan Commission meeting to order at 6:30PM. Plan commission members present were Alvin Francis, Dave Pestor, Ed Levine and Ray Legris. Member Don Krajack was absent.

Building Inspector Bob Fahey and Town Board member Kim Gruebling were also in attendance.

Carol Prudhon (landowner) and son Randy were in attendance to present their request for the land division and rezoning.

Plan Commission members discussed having not received previous meetings minutes.

Public hearing for request from Gene and Carol Prudhon for land division of 11.8 acres and rezoning from A-1 to A-2 for the 11.8 acres was discussed with landowner and the Plan Commission members. Remaining land would remain zoned A-1. This property is in the farmland preservation area of the Township. The 5% requirement for residential use of the land in question was discussed, it was determined the existing land where the buildings are located is included in the 5% residential requirement in the Land Division Ordinance, therefore it is estimated only about 2.2 acres can be used as residential use of the 11.8 acres, this 2.3 acres would include the property used for the driveway. Prudhons indicated the remaining land would be continued to be used as agricultural.

Ray Legri made motion to approve the land division of 11.8 acres and rezoning to A-2 Zoning for the 11.8 acres, also included in the motion to require surveyor to verify a maximum of 2.2 acres for residential use. Second by Ed Levine, all members were in favor in roll call vote.

In other business, the comprehensive use plan has no updated information present, so no discussion.

Plan Commission was given a copy of the Village of Footville ATV/UTV Ordinance and there was discussion of using this Ordinance with changing references from "Village of Footville" to "Town of Union". Plan Commission members were advised the Village of Footville had adopted this Ordinance and had their Lawyer review before adoption. Members thought this Ordinance covered the items needed and should be forwarded to the Town Board.

Ray Legri made the motion to adopt ATV/UTV Ordinance with changing references from "Village of Footville" to the "Town of Union".

Motion to adjourn by Ed Levine and second by Ray Legri at 7:21PM

Minutes taken by Bob Fahey.