

October 25, 2005

On the above date New Scandia Town Board and Planning Commission held a Workshop to review different sections of the Development Code. The following Board Members were present: Chairman Dennis Seefeldt, Michael Harnetty, Blair Joselyn and Nancy Madden. Michael Hinz absent. Planning Commission in attendance were: Chairman Chris Ness, James Malmquist, Kevin Nickelson, Peter Schwarz and Donnette Yehle.

CHAPTER TWO-SECTION 9.13 PERTAINING TO BUILDING TYPE AND MATERIALS

The type of materials allowed on accessory buildings for parcels less than five acres were discussed. At present, the Ordinance (Chapter Two, Section 9.12) specifies certain building materials for accessory buildings, including sheet steel, sheet iron, sheet aluminum, corrugated aluminum or plain, flat, unpainted concrete block walls or roofs, except on parcels greater than 5 acres. The Township has enforced these provisions on accessory buildings for some years, and it was believed there was no compelling reason to change the ordinance at this time. Dick Thompson stated they may wish to consider issues that would be addressed in the comprehensive plan update due in 2008. It was agreed not to change Section 9.13 pertaining to building type and materials.

CHAPTER TWO-SECTION 9.2 PERTAINING TO SQUARE FOOTAGE OF ACCESSORY BUILDINGS

A discussion was held regarding agricultural use on parcels greater than 20 acres. It was suggested that a graduated rate be established with no reference to agriculture uses up to 80 acres. After 80 acres, provided the use was agricultural, there would be no limit on the size of the agricultural building. The following steps for square footage was suggested as follows: 5 to 10 acres 2500 square feet, 10 to 20 acres 3500 square feet, 20 to 40 acres 6000 square feet, 40 to 80 acres 9000 square feet and more than 80 acres unlimited provided the building is for agriculture purposes.

The attorney and planner will review this table.

CHAPTER TWO-SECTION 9.12 PERTAINING TO SIGNS

The issue of temporary signs was addressed. The discussion revolved around temporary signs that relate to garage sales, estate sales, etc. The following items were recommended:

- (A) Delete Section 9.12 (2) (A) which states: "All signs under ten(10) square feet in area, except those that require a conditional use permit or certificate of compliance".
- (B) Add at the end of Section 9.12 (4) (L)1: "No sign to exceed 10 square feet."
- (C) Add a new Section 9.12 (5) as follows: "Temporary Signs"
"Temporary signs as defined and regulated in this Section shall further comply with the following provisions."
 - (A) A temporary sign that advertises a garage, lawn, estate or similar sale occurring in residential districts shall be removed not later than four (4) days after it is erected. Such sign shall not exceed ten (10) square feet in size.
 - (B) Temporary off-site open house directional signs advertising the sale of residential real estate property are allowed with the consent of the property owner on whose property the signs are placed. Such signs shall be promptly removed at the

completion of the open house and no later than 6:00 p.m. on the same day.

- (C) Temporary off-site real estate directional signs are allowed but shall be limited to two (2) square feet and shall include the name and telephone number of the person or company responsible for the signs. Such signs shall be promptly removed upon the sale of the property.

CHAPTER TWO-SECTION 9.11 PERTAINING TO SCREENING AND LANDSCAPING

The questions is what constitutes overstory trees. Dennis Seefeldt obtained a list of overstory trees. It was recommended that this list be placed in the left margin adjacent to Section 9.11 (4) as follows: "Overt-story trees shall be defined as maple, hackberry, ash, honeylocust, birch, ginkgo, kentucky coffee tree, linden and oak."

**ORDINANCE NUMBER 53 PERTAINING TO PARK FEE ON EXISTING PARCELS
NOT IN A SUBDIVISION**

A discussion reviewing park fees on vacant parcels that are issued building permits and the parcels is not part of a subdivision. It was agreed to change the ordinance (Section 9.1 Park Land Dedication Requirements). "Existing parcels which are not part of a subdivision shall pay a park fee of \$1500.00 at the time of the application for a building permit".

Meeting adjourned.

Dolores Peterson



New Scandia Township Clerk