

Dallas Planning Commission Minutes  
January 15, 2015

Present: Ralph Feldpausch, Rick Fink, Tom K-13, Brett Stump, Stephanie Schafer, Kurt Thelen, and Renee Hufnagel.

Special Guest: Jim Rademacher and Chris Patterson

Started meeting at 7:03

- Oath of offices were given to every member present.
- Dec. 1st minutes were approved. Motion by R. Hufnagel and seconded by Tom K-13.
- Looked at land use map and talked about a digital copy.
- Mr. Chris Patterson our attorney discussed an interim zoning ordinance for Dallas Township. Mr. Patterson reviewed the Planning Commission to make sure it was in compliance with Zoning and Abing Act. All looked good.
- Interim Zoning Ordinance is good for 1 year and renewable for another 1 year term
- Discussed time line for up coming meetings.

Public hearing set on Feb. 4th, 2015 at 7:00 pm in the Dallas Township Hall held by the Dallas Planning Commission for the interim zoning ordinance.

Regular Planning Commission Meeting Dates: March 16th, 2015; June 15th, 2015; September 21st, 2015 and December 7th, 2015.

Motion to adjourn at 8:25 pm: Motion by R. Hufnagel and second by Tom K-13

Respectfully submitted: Stephanie L. Schafer

2/4/2015

Public Hearing of the Dallas Township Planning  
Commission

Present: Brett Stump, Ralph Feldpausch, Kurt Thelen, Rick Fink, Renee Hufnagel, Tom Koenigsknecht (K-13), and Stephanie Schafer.

Special Guest: Chris Patterson and see attached paper.

Meeting started at 7:06 pm by Chairman Rick Fink  
- Waited for attorney Chris Patterson to arrive 7:15 pm

Opened the meeting to public comment concerning the Interim Zoning Ordinance.

Pete and Brenda Blauwiekel of 2975 North Grange Rd. Fowler, spoke on their concerns with the recurring cost of the township in legal fees and concern that the Interim Zoning Ordinance cost and whether it was worth pursuing if it stop wind turbines at all.

Ken Wieber of 5048 North Wright Rd. Fowler, spoke about the county action up to this point and the fact that Forest Hills Energy needs an interconnection agreement to continue forward. Also added that the Interim Zoning Ordinance should be as close to the county ordinance as possible, so there are no surprises for future business or residences. Also commented on sound, blade clearances, shadow flicker, and waiver allowances.

Chris Patterson, attorney at law, then addressed the public's concern on items concerning the Interim Zoning Ordinance.

David Pohl, Clinton County Commissioner, commented about planning commissions and addressed some of the public concerns. Also talked about the Dallas Township Planning Commission being transparent.

Jim Rademacher of 2516 South Tallman Rd. Fowler, commented that he felt the residence of Dallas Township know what is going on within the township. He stated that he didn't feel letters to individual township members was necessary and talked in favour of the Interim Zoning Ordinance.

Closed Public Hearing at 8:32 pm..

2/4/2015

Dallas Township Planning Commission Meeting

Call to Order by Chairman Rick Fink at 8:35 pm

Present: Brett Stump, Ralph Feldpausch, Kurt Thelen, Rick Fink, Renea Hufnagel, Tom Koenigsknecht (K-13), and Stephanie Schafer.

Special Guest: Chris Patterson and see attached sheet.

Motion to approve agenda made by: R. Hufnagel      Second by: K. Thelen

Motion to approve the minutes of January 15, 2015 made by: K. Thelen      Second by: R. Hufnagel.

Motion was made to approve Dallas Township Planning Commission Bylaws. Motion by: K. Thelen.      Second by: R. Feldpausch

**Roll Call Vote: B. Stump-yes, R. Feldpausch-yes, K. Thelen-yes, R. Fink-yes, R. Hufnagel-yes, Tom K-13-yes, and S. Schafer-yes.**

Election of Officers: Chairman: Rick Fink, Vice Chairman: Ralph Feldpausch, Secretary: Stephanie Schafer.

Motion to accept this slate of officers made by: T. K-13      Seconded by: S. Schafer

Motion to approve the Interim Zoning Ordinance with all amendments talked about, see attached copy. Motion by: T. K-13      Second by: K. Thelen

**Roll Call Vote: B. Stump-yes, R. Feldpausch-yes, K. Thelen-yes, R. Fink-yes, R. Hufnagel-yes, Tom K-13-yes, and S. Schafer-yes.**

Motion to adjourn at 9:18 pm. Motion by: K. Thelen      Second by: R. Hufnagel

Minutes taken by Stephanie Schafer.

Dallas Township Planning Commission  
March 16, 2015 8:00pm

Chairman Rick Fink called the meeting to order at 8:05pm.

Present: Ralph Feldpausch, Kurt Thelen, Renee Hufnagel, Rick Fink, Tom Koenigsnecht (K-13), and Stephanie Schafer.

Absent: Brett Stump

Motion was made by K. Thelen and second by R. Hufnagel to approve the agenda. Motion carried.

Motion was made by R. Hufnagel and second by K. Thelen to approve the minutes from the previous meeting with the correction made to Renee Hufnagel's name spelling. Motion carried.

Unfinished business included the reading of an e-mail from the Dallas Township attorney's, about a possible referendum and what could possibly happen in the future. Talked in length about this subject.

Talked about possible township individuals that could replace outgoing R. Feldpausch and Brett Stump. Ken Farley's name was mentioned and nominated by the planning commission. Motion was made by S. Schafer and second by Kurt Thelen to forward Ken's name to the township as a possible replacement for R. Feldpausch. Rick Fink will try to surface more names for the next meeting.

Also discussed Rails to Trails and the progression it has made.

Motion was made by R. Hufnagel and second by Tom K-13 to adjourn. Motion carried

Adjournment at 8:35pm.

Next meeting June 22, 2015 at 8:00pm.

Meeting date changed due to other circumstances. Not enough members available for June 15th date. Other dates include Sept. 21st. 2015 and Dec. 7th 2015.

Respectfully submitted : Stephanie L. Schafer

June 22, 2015

Dallas Township Planning Commission Meeting

Call to Order by Chairman Rick Fink at 8:00 pm

Present: Kurt Thelen, Rick Fink, Tom Koenigsnecht (K-13), Ken Farley and Stephanie Schafer.

Absent: Renee Hufnagel and still one member short at this time.

Special Guest: Dave Pohl

Motion to approve agenda made by: Ken Farley Second by: K. Thelen

Motion to approve the minutes of March 16, 2015 made by: K. Thelen Second by: Tom K-1

The planning commission accepted Ken Farley as a new member and introductions were given.

The planning commission also received the final copy of the Interim Zoning Ordinance #9 for Dallas Township.

Brief discussion on a new member and how to surface new members. The planning commission is going to try to surface new members and let Rick Fink know.

Discussed trail head and grant that the village had received for the trail head in Fowler. Also discussed happenings on the rails to trails.

Dave Pohl discussed a local plan made by local people and suggested to use the Clinton County Ordinance has a template to make sure nothing is missed. We don't need to recreate the wheel, the county ordinance has been time tested and has held up very well in many instances, says Pohl. Bond still left on the Health Department the only one left.

Motion to adjourn at 8:30pm. Motion by: K. Thelen Second by: Tom K-13

Next Meeting September 21st at 8:00pm

September 21st, 2015

Dallas Township Planning Commission Meeting

Call to Order by Chairman Rick Fink at 8:01 pm

Present: Kurt Thelen, Rick Fink, Tom Koenigsknecht (K-13), Ken Farley, Renee Hufnagel and Stephanie Schafer.

Absent: Still one member short at this time.

Special Guest: Dave Pohl

Motion to approve agenda made by: Kurt Thelen Second by: Tom K-13

Motion to approve the minutes of June 22, 2015 made by: Ken Farley Second by: Tom K-13

New Business: Recommendation of the new land use map from Clinton County

Yellow: transitional

Butterscotch: 1 acre approximation

White: 5 acres approximation

Green: agricultural

Discussed the distance that goes farther north then east from the last plan. Compared original plan to current map that was given to the committee by Clinton County. The committee noted that the plan is renewable every 10 years.

Recommendation to the Township Board: Move white area all the way to Bauer. This is on the east side of the plan

Motion to approve the recommendation to send on to the Dallas Township Board made by : Ken Farley and Second by: Kurt Thelen

Motion to adjourn at 9:15 pm. Motion by: Kurt Thelen Second by: Ken Farley

Next Meeting December 7 at 7:00pm

Minutes taken by Stephanie Schafer.

December 7, 2015

Dallas Township Planning Commission Meeting

Call to Order by Chairman Rick Fink at 7:02 pm

Present: Kurt Thelen, Rick Fink, Tom Koenigsknecht (K-13), Ken Farley, Renee Hufnagel and Stephanie Schafer.

Absent: Still one member short at this time. Planning Commission member will speak to Kurt Marvel on Parks Rd. about serving.

Motion to approve agenda made by: Kurt Thelen Second by: Ken Farley

Motion to approve the minutes of September 21, 2015 made by: Renee Hufnagel Second by: Kurt Thelen

New Business: Meeting dates and times for 2016

- March 21st. at 7:00pm
- June 20th at 8:00pm
- September 19th at 8:00pm
- December 5th at 7:00pm

Chairman Fink handed out three documents to be reviewed before the next meeting in order to help with updates to the Master Plan.

Open Discussion:

Talked about lease for bathroom construction for rails to trails. Approximately across from the VFW.

Discussed windturbines on the master plan and what that would look like. Also that litigation is in the Supreme Court.

Discussed year end summary of zoning administration activity.



Motion to adjourn at 9:15 pm. Motion by: Renee Hufnagel Second by: Kurt Thelen.

Next Meeting March 21 at 7:00pm