



Goshen Township Zoning Commission Regular Meeting

Tuesday, January 6, 2009
7:00 PM.

- **Call to Order**
- **Pledge of Allegiance**
- **Roll Call**
- **Approval of December Minutes**
- **Election of Chair and Vice Chair**
- **Discussion of ZC member interview and selection process**
- **Availability of updated Zoning Resolution text and map**
- **Motion to submit parking lot paving and PD zoning text amendments for County Planning Commission review**
- **Motion to approve addition of Appeals Process language to the Goshen Property Maintenance Code**
- **Discussion of Zoning Resolution improvement needs**
- **Community Forum**
- **Adjournment**

**GOSHEN TOWNSHIP
ZONING COMMISSION MEETING
January 6, 2009
(Recorded)**

- **Meeting was called to order by Tom Risk.**
- **Pledge**
- **Roll Call:** Tom Risk, Bob Seyfried, Bob Hausermann, Elben Miller, Michael Swift, Rob Haeufle
- **Approval of Minutes:**

Tom Risk asked for a motion to approve the minutes from the December 2nd meeting

Michael Swift made the motion to approve the minutes and Bob Seyfried second the motion.

Michael Swift YES, Bob Seyfried YES, Bob Hausermann YES, Elben Miller YES, , Rob Haeufle YES, Tom Risk YES

- **Election of Chair and Vice Chair:**

Tom Risk stated we will vote by written ballot. Bob Hausermann stated he has concerns in reference to the ballot type of voting the Code of Conduct/By Laws are somewhat vagueIn Section 4 of the by laws it states: Conduct and procedures of conduct of all meetings of the commission shall follow the rules set forth by Roberts of Rules of Order otherwise specifically set forth by these regulations.

Roberts Rules section 8: The usual method of taking a vote is viva voce (by the voice). The rules require this method to be used in Congress. In small assemblies the vote is often taken by "show of hands," or by "raising the right hand" as it is also called. The other methods of voting are by rising; by ballot; by roll call, or "yeas and nays," as it is also called; by general consent.

The main object of this form of voting is secrecy, and it is resorted to when the question is of such a nature that some members might hesitate to vote publicly their true sentiments. Its special use is in the reception of members, elections, and trials of members and officers, as well as in the preliminary steps in both cases, and the by-laws should require the vote to be by ballot in such cases...Where the by-laws do not require the vote to be by ballot, it can be so ordered by a majority vote.... Voting by ballot is rarely, if ever, used in legislative bodies, but in ordinary societies, especially secret ones. Gentlemen we are not a secret society but a public one, we should not be voting by ballot.

Bob Hausermann made the motion to not vote by secret ballot.
Elben Miller seconds the motion.

Bob Hausermann YES, Elben Miller YES, Bob Seyfried NO,
Michael Swift NO, Tom Risk NO

3 NO's and 2 YES.....Elben asked why is it important to vote secret ballot and no one expressed an interest in saying why they wanted a secret ballot. Bob Haeufle stated he is a member of Teamsters and they have done it both ways and he favored the secret ballot.

Michael Swift made a motion to vote by secret ballot. Bob Seyfried second the motion

Michael Swift YES, Bob Seyfried YES, Bob Hausermann NO, Elben Miller ABSTAIN, Tom Risk YES, for Elben Miller abstainingRob Haeufle YES

Bob Seyfried nominated Tom Risk for Chair and Michael Swift second the motion...Bob Hausermann nominated Elben Miller for Chair and Michael Swift second the motion. Elben Miller nominated Michael Swift for Vice Chair...Bob Seyfried second the motion....Voting commenced with the out come of Chair 3 votes for Tom Risk and one for Elben Miller.....Vice Chair 4 votes for Michael Swift and 1 vote for Tom Risk. Total are Tom Risk as Chair Person and Michael Swift as Vice Chair

- **Discussion of ZC member interview and selection process:**

Christopher Store, Brian Flick, Daniel Brunner and Lee Lewis.....Tom Risk suggested that this needs to be advertised with a cut off date so we can hopefully fill the vacancy by the next meeting on Feb 3rd. When we get a final list of applicants we will decide when the interviews will take place.

- **Availability of updated Zoning Resolution text and map**

Lou Ethridge states he has a 200 page Zoning Resolution which will be on the web site tomorrow which will be more accessible to the residents. This will be posted as revised as Sept 2008. This is also available in hard copy and CD copy

- **Motion to. submit parking lot paving and PD zoning text amendments for County Planning Commission review:**

Lou Ethridge went over the amendments. Elben Miller made the motion to accept the recommended language in 90.4 Paving.....Bob Hausermann second the motion

Michael Swift asked for discussion....his concern is the wording did not state that the time frame was not in the language such as a must to be paved before the business opens....and it also omits a grandfathered clause for existing businesses. The new resolution needs to state that existing parking must apply to this amendment when doing expansions.

It should state: This will affect all new commercial parking lots from the effective date of this resolution as well as parking lots that were established prior to (1-1-09) this amendment in the event they are expanded.

Elben Miller made the motion to accept the recommended language with the addition of the added statements (see bold area above). Bob Hausermann seconds the motion.

Elben Miller YES, Bob Hausermann YES, Michael Swift YES,
Bob Seyfried YES, Tom Risk YES

- **Motion to approve addition of Appeals Process language to the Goshen Property Maintenance Code:**

Lou Ethridge explained that the court system has asked us to plug in the language of the appeal process. All we are doing here is flushing out the old process and simplifying the process.

Bob Hausermann made the motion to adopt the Section 111 Means of Appeal as presented by Lou Ethridge. Bob Seyfried seconds the motion.

Bob Hausermann YES, Bob Seyfried YES, Elben Miller YES, Michael Swift YES, Tom Risk YES

- **Discussion of Zoning Resolution improvement needs:**

Lou Ethridge stated that we should look at M1 and M2 language. This has some possibilities such as making this into a PD's that needs to be discussed. Changing this M1 and M2 gives flexibility.

- **Community Forum:**

Jack Kuntz and Ray Autenrieb were present.

- **Board Comments:**

Bob Hausermann asked what reference in training was being offered this year with response from Lou Ethridge that he was indeed working on training for this year.

Elben brought forward a discussion on the point system of the PD and some things that Lou Ethridge might look at before the next workshop on Feb 20th.

- **Future Business:**

Next meeting is a workshop set for January 20th at 7:00 pm
Discussion on applications and discuss of the PD.

Next regular meeting will be held on February 3, 2009.

Lou Ethridge informed the board that Ryan Homes will be in his office on January 8, 2009 at 830is to discuss Woodland Streams

- **Adjournment:**

Tom Risk made asked for motion to adjourn. Motion made by Michael Swift and Bob Seyfried second the motion.

Michael Swift YES, , Bob Seyfried YES, Bob Hausermann YES, Elben Miller YES, Tom Risk YES

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