

**NORTH EAST TOWNSHIP  
PLANNING COMMISSION**

Monday, April 4, 2022

7:00 P.M.

Minutes

Call to Order: Chairman Vern Fry called the meeting to order at 7:00 pm. In attendance were Board members Char Kerr, Dennis Kershner, Matt Putnam, and Leann Parmenter. Zoning Administrator Jay Jobczynski was excused.

Minutes of the March 7, 2022 meeting were reviewed. Motion to approve was made by Matt, seconded by Dennis. Approved – Unanimous

Plan Reviews:

1. David Culp: Parcel ID# 37-026-110.0-007.00 (Gulf Rd) and 37-026-110.0-003.01 (Archer Rd). Mr. Culp presented to the Board his final plan to sub-divide these two parcels. Mr. Culp will retain one parcel on Gulf Rd, Mr. Chesley will retain one parcel on Archer Rd. The Board gave preliminary approval of this plan at their January 3, 2022, meeting. With no significant changes or questions, Dennis made motion to approve, LeeAnn seconded, approved--unanimous. **Final A-2**
2. Robert Anderson: John Anderson, Robert's son, presented to the Board the final plan to re-plot tax parcels 37-030-116.0-027.02 and 37-030-116.0-027.03. The Board gave preliminary approval at their March 7, 2022, meeting. The proposal combines two lots and allows for utility easement. With no further questions, Matt made the motion to approve, Dennis seconded, approved--unanimous.  
**Final R-1**

New Business:

David Wedzik: Mr. Wedzik presented to the Board a brief overview of The Paddock condominium plan for informational purposes only. Phase 1 includes 4 units, 2 in the house and 2 in the office building. An additional 2 units plus a garage (which has to be considered a unit) are planned for the former barn as Phase 2. The Phase 1 condos are almost completed and are all sold. Phase 3 includes an additional 4 units on the "convertible real estate" area between the developed area and the grapes. They plan no short-term rentals and the grapes will remain. A copy of the plan was kept for our files. **Review R-2**

Variance Hearings: No variance hearings requested for this month.

Discussions:

1. Short-Term Rentals: The Board reviewed the changes that the Solicitor incorporated into the draft ordinance. We agreed that this draft should be presented to the Supervisors for their review and public hearing. Motion by Dennis, Second by Char, approved—unanimous.

2. Comprehensive Plan status update and review: Dennis presented the Board with the top three priorities identified during the planning process to date, including:
  - a. Improve the downtown area
  - b. Preserve the rural character of NE
  - c. Improve public parks

Dennis explained that there will be many recommendations under each of these priorities including:

- a. **Downtown:** No Main Street program will be recommended as Downtown NE, Inc. was formed under that approach. Issues will concentrate on financial assistance programs for current and new businesses, workforce development, e marketing, continued beautification efforts, alley improvements, building maintenance and the MNE campus.
- b. **Preserve the rural character:** emphasizing that while preserving our farming environment and agricultural heritage and culture is critical, we must couple that with strategic economic development initiatives that will help retain our youth and create jobs. Provision of internet to everyone is a key priority, as is addressing housing for various elements of the population, and identifying areas for various land uses, as an update to the last Comp Plan that identified land uses. It was mentioned that an industrial area was designated on west 20 between the road and the railroad.
- c. **Improve public parks:** There was consensus that we are blessed with many existing parks, but that most needed attention and could benefit from improvements. Also, activities and programs for kids and attention to the existing Parks Commission, which is made up of all volunteers, are needed. A dedicated person should be considered. Funding should be pursued and tree management is needed. Freeport Beach and Halli Reid Park need improved and Heard Park could be better utilized. Gravel Pit Park could use pavilion improvements, basketball and other facility upgrades.

Also it was mentioned that gateways to the community, ADA improvements at the parks, bike lanes and other activities are being mentioned in the plan.

The new playground and restrooms at GPP are great, and widely used. It was mentioned that the pavilions were built by the JC's 30-40 years ago. The firemen now lease them and keep the fees, but the Township owns the park and any upgrades would be done by the Township. People can use the pavilions without reservations but they will not have access to the kitchen facilities.

Superior Walls donated the walls to the newest pavilion and the Township finished the building. RibFest is a fire department fundraiser. WineFest paid the firemen \$5,000 to use of GPP for WineFest.

Dennis asked if there were no other comments, if he could report back to the Planning advisory Committee that the Township approves the three priorities with the additional recommendations. All agreed.

There being no other business, Char motioned for adjournment.

Secretary:

Charlene M. Kerr