

GRANT TOWNSHIP PLANNING COMMISSION

Meeting Minutes

February 20, 2020

PRESENT: Laura Rodriguez, Chair; Brian Heminger, Edith Elsenheimer, Pam Hawley, Tom Stuart, Joel Newton, Tim Martis and Kim Martens.

ABSENT: None

This meeting was called to order at 7:00 pm by Chair, Laura Rodriguez. The board reviewed the minutes of the last meeting held on January 16, 2020 on their own. Tom Stuart made a motion to approve the minutes as written, seconded by Brian Heminger. All were in favor and the minutes were approved.

Ordinance Review cont. The board is continuing to review and update the Township Ordinances.

HOME OCCUPATIONS / HOME BASED BUSINESS REVIEW

The board reviewed the memorandums received from our planner which defines the differences between a home occupations and home-based business.

After much review and deliberation of the suggestions and scenarios, the board has made the following decisions for section 3.18:

3.18 Home Based Business/Occupation (NEW TITLE)

C. Delete this item

H. Delete this item

The introduction will now read:

A home business/occupation shall include a occupation or profession carried on by a member of a family residing on the premises, which is clearly incidental and secondary to the principal residential use and does not change the character thereof. These requirements as well as all standards listed below must be met to be considered a home business/occupation. Home business / occupations are authorized as a permitted use in all districts having residential dwellings and unless otherwise provided for shall fall under the jurisdiction of the Zoning Administrator pursuant to review and approval.

1. A consultant or online businessperson working from an office within the home. No on-site meetings/customers. Meetings are off-site, and commercial vehicles are not involved.
2. Instruction of a fine art or craft. Students meet on-site within the home, typically by appointment.
3. Home office for professional services. This could be an attorney, architect, accountant, etc. Clients meet on-site within the home, typically by appointment.
4. Home facility for personal services. This could be a barber, hairstylist, massage therapist, etc. Clients meet on-site within the home, typically by appointment.
5. Independent tradesperson. a. Schedules, bills, coordinates from an office within the home. No on-site meetings/customers. However, they may have a truck, trailer, and equipment stored outdoors or

in a garage or shed — for example, a plumber or electrician. b. Schedules, bills, coordinates from an office within the home. They may have a truck, trailer, and equipment stored outdoors or in a garage or shed. Clients may meet onsite within the home, typically by appointment. For instance, a custom home builder or contractor that may have people over to go through plans and options.

6. Business that involves storage, parking, and staging. Schedules, bills, coordinates from an office within the home. Employees pick up equipment, trucks, trailers, and work off-site.

7. Business that completely operate from the home. For instance, small engine repair, furniture builder, small fix-it services. Customers meet on-site within the home, typically by appointment. Possibly sales of items produced on the site.

Items 1 through 5 should it be permitted by right with Zoning Administrator's approval without need for special land use or minimum acreage requirement.

Items 6 and 7 - Will require special land use approval, a minimum acreage requirement and have a limit for on-site employees. These items will need to go through the ZBA for approval.

Other Items to be considered are:

Does it need a limitation on employees that pick-up equipment and work off-site?

How many vehicles can be staged?

Does there need to be a maximum number of clients, students, or customers that visit the site?

Can there be exterior evidence of the business? Outdoor storage?

Can they be operated out of a separate accessory building? Which business scenarios are not a concern in Grant Township?

Which should be considered on a case-by-case basis?

If we can get a general consensus on that, we can refine it accordingly to meet the desires

Eddie made a motion to adjourn this meeting at 8:27 pm., seconded by Tom. All were in favor and meeting was adjourned.

The next meeting will be held Thursday, March 19, 2020 at 7 pm.

Notes submitted by: Gladys VeltKamp, Recording Secretary / Grant Township Clerk