

# Comprehensive Planning Commission (CPC) Meeting

May 14, 2015

## Ridgeville Town Hall

**MEMBERS PRESENT:** Inese Epstein, Chairman, Ron Luethe, Secretary, Andi Radke Rynes, Marcy Clark and Alternates Jo Marie Thompson and Rob Larson.

**NON-MEMBERS PRESENT:**

**MEMBERS ABSENT:** Laurene Krueger

Chairperson Epstein called meeting to order. Motion to approve agenda by Rob Larson second by Andi Radke Rynes. Motion carried. Motion to approve minutes from January 12, 2015 meeting by Rob Larson, second by Andi Radke Rynes. Motion carried.

Chairperson Epstein opened the discussion of current and future concerns for the Ridgeville CPC. Three concerns were identified.

**General development ordinance.** The main concern with development in our area is the lack of transparency. An ordinance would require a developer to notify the township board of their intentions and hold a public meeting before any development activities would commence. This ordinance would also lay out a list of steps for developers to follow that would comply with established township and county ordinances and our comprehensive plan. A component of this ordinance will include a property value clause to protect individuals directly impacted by the development.

**Non-metallic mining ordinance.** The issues concerning industrial sand and gravel mines in townships in our region illustrates the need to be pro-active prior to these types of development. An ordinance is needed to protect the interests of all people living within the township. Chairperson Epstein will send out some sample non-metallic mining ordinances for our review prior to our next meeting.

**Tax land classifications.** The main concern is cattle grazing in forestlands to receive a lower tax rate. Excluding cattle would improve our forestland resource base.

Chairperson Epstein clarified the position of the CPC concerning Farmland Preservation. She attended several meetings on the issue this past year and early 2015. The main concern is once the geographic area of the Agricultural Enterprise Area is designated it remains permanent and the future impacts of that designation are uncertain. There is only one individual within the township that is interested in the program at this time. We recommend the township not get involved in this program.

Next meeting will be held Monday, June 29, 2015 at 6:00 PM CDST

Andi Radke Rynes motion to adjourn. Marcy Clark seconded, motion passed.

Respectfully submitted,

Ron Luethe, Secretary