

## Comprehensive Planning Commission (CPC) Meeting

July 10, 2015

### Ridgeville Town Hall

**MEMBERS PRESENT:** Inese Epstein, Chairman, Ron Lueth, Secretary, Andi Radke Rynes, Alternate Jo Marie Thompson and Rob Larson.

**NON-MEMBERS PRESENT:**

**MEMBERS ABSENT:** Laurene Krueger and Marcy Clark

Chairperson Epstein called meeting to order. Motion to approve agenda by Jo Marie Thompson second by Rob Larson. Motion carried. Motion to approve minutes from June 29, 2015 meeting by Rob Larson, second by Jo Marie Thompson. Motion Carried.

Chairperson Epstein began the workshop by reiterating the items that needed to be included in our development ordinance:

- . Developer to notify the township board of their intentions and hold a public meeting before any development activities would commence.
- . Steps for developers to follow that would comply with established township and county ordinances and our comprehensive plan. A checklist developed from the comprehensive plan/county ordinances could accomplish this.
- . Include a property value clause to protect individuals directly impacted by the development.
- . Environmental/farmland protections and economic impacts should be integrated into the planning process.

It was suggested we include language in our ordinance to state that if the developer does not follow the development ordinance that the town board will be prejudiced against their request. It was also noted to be aware of the differences between zoning and non-zoning ordinances as enacted through local government police powers.

It was suggested we build a basic framework for the development ordinance by referencing the Town of Ridgeville Comprehensive Plan Community Goals and the goals, objectives, and policies that support each Community Goal. We review the Wrightstown Township Subdivision and Development Ordinance that contained some useful language that could be incorporated into our document.

Rob Larson will send out a draft document of what we completed at today's workshop.

It was decided to continue the workshop at the next meeting and focus on the order of steps to be done by the developer for orderly development within our township.

Next meeting will be held Wednesday, August 12, 2015 at 5:30 PM CDST

Andi Radke Rynes made the motion to adjourn. Jo Marie Thompson seconded, motion passed.

Respectfully submitted,

Ron Lueth, Secretary