

WALKER TOWNSHIP PLANNING COMMISSION
Monthly Meeting
March 20, 2024

Members Present- Cindy Kunes
William Workman
Ron Zimmerman
Alan Zimmerman
Dennis Walizer
Donna Reese

Members Absent - Daniel Mattern

Call to Order:

Chairman William Workman called the March 20, 2024 meeting of the Walker Township Planning Commission to order at 6:00pm in the Walker Township Municipal Building.

Pledge of Allegiance:

Mr. Workman led the group in the Pledge of Allegiance.

Approval of February Meeting Minutes:

The minutes from the February 21, 2024 meeting were approved as presented on a motion by Ron Zimmerman; motion second by Alan Zimmerman and approved by all members attending.

Agenda Items:

- Zoning Officer Lesniak discussed the **Mingoville I and Mingoville 11 Solar Facility Plan** (CCPCDO No. 19-24). Mike explained there is an issue with the proposed 'self-locking' gate vs. a 'self-latching' gate. Our ordinance states it must be a selflocking gate and the company states they can only find a self-latching gate. Mike is concerned that there maybe was an error in the ordinance wording that could be corrected with an amendment He will contact Solicitor Miller to discuss.
- **The Larry & Deborah Taylor 2-Lot Subdivision** (CCPCDO No. 22-24) **was** reviewed and it was noted all comments have been addressed. Denny Walizer motioned to approve the plan as presented; motion second by Cindy Kunes and approved by all members attending.

The **Zoning Officer** presented his **February permit activity report**; he issued 12 permits totaling \$577,485 in construction value and \$1,254.77 in permit fees collected.

The Zoning Officer also discussed the following; he stated he was contacted by **Rick Snyder (Snyder Concessions)** regarding the permits and inspections required for his new business at the former JSSB property in Zion. Mr. Snyder is required to have permits

and inspections issued through L&I, but reports when he contacted them they were rude. He would like to know why Walker Township businesses have to go through L&I instead of a local Inspector: he feels it is more time-consuming and also more expensive. It was explained Walker Township was an 'opt-out' community and therefore all commercial/ business entities must have permits and inspections issued through L&I, while our residential permits and inspections are issued locally. Although this item was not on the Agenda it was discussed and Cindy Kunes suggested the Supervisors strongly consider 'opting-in' to the UCC Code; members A. Zimmerman, R. Zimmerman, Walizer, Workman agreed, Reese disagreed.

The Planning Commission agreed to meet with Elyse Crawford (CCPCDO) during a future monthly meeting. This request is regarding growth forecasting details and estimates for the Long Range Transportation Plan.

As there was no other business to discuss Denny Walizer motioned to adjourn the meeting; motion second by Cindy Kunes and approved by all attending. Meeting adjourned at 6:45pm.

Donna L. Reese, Secretary

Next Planning Commission meeting is Wednesday, April 17th @ 6:00pm