

Laketon Township Planning Commission
June 11, 2025 Regular Meeting & Public Hearing Minutes

CALL TO ORDER: Vice-Chair June Earhart called the meeting to order at 6:00 p.m.

PLEDGE OF ALLEGIANCE: Pledge was led by Vice-Chair June Earhart.

ROLL CALL:

- Present: Eric Anderson, Chris Simpson, Paul Hoppa, June Earhart.
- Absent: Bob Marine, Dave Mieras, Suzanne Lockwood-Hayes-Excused.
- Also present: Zoning Administrator Heidi Tice, Kim Arter, Tim Horan and 3 Residents.

ELECTION OF RECORDING SECRETARY

- Eric Anderson made a motion to nominate Kim Arter for Temporary Recording Secretary. Second was made by Paul Hoppa. Motion carried.

APPROVAL OF AGENDA: Eric Anderson moved to approve the agenda as presented. Paul Hoppa supported the motion. The motion carried by voice vote.

APPROVAL OF MINUTES: Paul Hoppa moved to approve the minutes of May 14, 2025 as presented. Chris Simpson supported the motion. The motion carried by voice vote.

PUBLIC COMMENTS ON AGENDA ITEMS ONLY: NONE

CORRESPONDENCE

- **DALTON TOWNSHIP:** Dalton Township is working on their Master Plan. This correspondence is required to notify surrounding municipalities.
- **Monthly Permit Reporting:** N/A

NEW BUSINESS:

- **Public Hearing-Zone Change-Parcel #61-09-001-400-0083-00 (1509 Whitehall Rd.-Tim Horan):**

A motion was made to open the Public Hearing by Paul Hoppa. Seconded by Chris Simpson. Motion carried. Eric Anderson excused himself due to a Conflict of Interest. Paul Hoppa read public hearing posting. No public communication was received. Zoning Admin-Heidi Tice reviewed the application received from resident Tim Horan. Letters of Notification were sent to residents from Zoning Admin Tice in a 300-foot radius of the property- the subject of the public hearing. This is not considered spot zoning. The applicant would like to rezone the property (1509 Whitehall Rd.) from commercial(C-2) to residential(R-4) zoning. Resident would then like to split the lot into 2 lots. The parcel is over 2 acres and would be allowed a land division with a zone change to residential. Resident is looking to build a home on the back bigger lot. The front smaller lot already has a home on the property. Zoning Admin Tice explained the requested rezoning of this property would be more appropriate than what is in place. This property backs up to a residential(R-4) zoning. The property has, at the far East point, a 33' x 300' access/driveway located off Whitehall Rd. The parcel would not be allowed a land division as C-2. The access length is not favored for commercial due to no line of sight on Whitehall Rd. There is no easement from Zahl Rd. Mr. Horan was asked if he would like to make any comments. He felt that ZA Tice got all of the facts right and he was all right with her explanation. No comments at this time.

Carol Hoch of 877 Zahl road asked questions on the re-zoning. As there were no other questions Chris Simpson made a motion to close the Public Hearing. Second was made by Paul Hoppa. Motion carried.

Board discussed some final questions.

A motion was made by Paul Hoppa to recommend to the Board of Trustees to approve the Zoning change. Second was made by Chris Simpson.

Roll Call Vote:

Ayes-Chris Simpson, Paul Hoppa and June Earhart

Nays: None

Abstain: Eric Anderson

OLD BUSINESS:

- **Yard Sale Ordinance:** ZA Tice informed the board that we used to have a yard sale ordinance but it was removed back in the day and they figured it would be covered under blight. Za Tice discussed that there should be an ordinance and a definition. ZA Tice has dealt with issues where there is just a definition in court and it wasn't accepted in court. ZA Tice gave Planning Commission samples of ordinances from other communities. They discussed having residents apply for permits, concerns with that are: who would monitor it, extra work to townships employees, what are the repercussions for violators. ZA Tice suggests putting in a bulletpoint in the ordinance about parking. Planning Commissioners discussed how many days would be allowed and how many per year would be allowed. Board decided to have ZA Tice give her recommendation at the next meeting.

PUBLIC COMMENTS: Kathleen Holtz of 2057 Whitehall Rd. spoke about the discussion on Yard/Garage Sales. She felt that the sales should be limited to 3 days per event and 3 times per year.

BOARD REPORTS:

- **Board of Trustees-Eric Anderson-** Kim Arter, Supervisor, updated PC on Horton Park Improvement Project.
- **Zoning Board of Appeals – ZA Tice-**updated the PC on the ZBA Meeting held on June 5, 2025.

Eric Anderson made a motion to cancel the July Planning Commission Meeting. Second was made by Chris Simpson. Motion carried.

Adjournment:

- Eric Anderson made a motion to adjourn the meeting. Chris Simpson supported the motion. The motion carried and the meeting was adjourned at 7:08 p.m.

Respectfully Submitted:

Kim M. Arter

Temporary Recording Secretary