

## Peru TWP Zoning Meeting Minutes for 2/15/2024

Present: Alissa, Susan, and Tony. Excused are Eric, Harold, Matt, and Larry.

Guest: Ron Graham

Called to order at 6:05

Ron reiterated his reasons for having larger lots: we don't currently have the infrastructure to support it; he believes that developers from outside the township/county will come in, buy the smaller lots, and then build homes; the average farm needs to be 5,000 acres in order for the farmer to be self-sufficient; (Tony tabled this discussion until we have completed the agenda)

The minutes from 2/1/24 were accepted as presented.

Discussed the Proposed Light Industrial District language. Ron asked **whether Consolidated Electric is a public or private utility; Susan will research this.**

Reviewed the proposed language, made a few changes, and agreed to allow the edited version to be submitted.

We agreed that Nichole and Bargnesi's businesses should not be declared as Industrial and Commercial Districts on the zoning map.

All agreed that we should add that gas and oil exploration and drilling should be included in Article 4.

Susan will have the final draft ready by Monday and Tony will schedule a meeting with Brent and whoever else Brent wants included.

Ron said minimum lot size in Brown Twp is 2 acres with 250 ft frontage and they don't allow flag lots. He thinks they used to require larger lots (10 acres) and he will look into why it was changed. He strongly recommends that we have larger lots and let the owner ask for a variance. He will ask a Brown Twp and a Westfield Twp trustee to attend our next meeting.

**Tony said that the county subdivision regs regarding major subdivisions were changed last October to allow .25 acre lots if there is sewer and water. This issue has got to be reevaluated.**

**Discussion was held about Bath Township resolution regarding biosolids. The group agreed that Eric should present this to the next trustees' meeting and ask them to issue their own Resolution. We should also ask them to issue a resolution regarding adult entertainment (Per Brent: "There is an opinion written for the Attorney General that if the township passes a (specific) resolution, then the AG will defend us from adult entertainment. We need to ask our**

trustees if they have passed this resolution. It will require an annual license thru the township with background checks on all employees.”)

Need to find out whether a biomass lagoon falls under agriculture or utilities. Also, would like to confirm that Renegy is a private utility vs a public utility.

Adjourned at 8:22pm.