

## Peru TWP Zoning Meeting Minutes for 03/07/2024

Meeting called to order by Eric Coffee at 6:03pm.

Present: Eric Coffee, Elisa Kenney, Harold Wiebe, Larry Stefanich, and Susan DeVol

Excused: Tony DiNovo

No errors or omissions were noted in the minutes of 2/15/24 so they were accepted as written.

The proposed Resolution and Zoning Map were submitted to Brent Russell for the County Planning Commission on 2/18/24 (Resolution) and 2/20/24 (map).

Susan reviewed what Tony had told her about his conversation with Brent Russell. Tony will have to provide more detail at the next meeting.

Discussed the questions that Susan had submitted to Brent with the proposed Resolution. The members decided the following:

- Article 7 will remain Reserved; we will not include any language about a planned development at this time
- We will allow sections 8.4 and 9.4 to not allow duplexes in the Commercial or Special Use Districts
- Elected to change 13.7 to read, "A Use not specifically permitted by the express terms of this Article shall not be allowed."
- Decided to change Permitted Uses to Allowed Uses, so people don't think that every use must have a zoning permit
- 16.1B used to state that a motor home or camper could not be occupied by a guest of the owner; chose to delete that statement.
- All agreed that every standard should be in Article 16
- After review, we decided that there were not any problems with setbacks in 16.5 and 16.6.
- 16.5A1 – after discussion, we decided that this question should be answered by the attorney we get to review the proposed Resolution.
- Because Article 16 allows any business allowed to be in the Commercial District to be in the Light Industrial District, there was no problem with keeping the Adult Entertainment business in the Light Industrial District. Also deleted the repeated statement that there could only be one AE business in Peru TWP.
- In 19.1A4, we chose to have the attorney provide guidance on whether it was the Zoning Inspector or the Trustees' duty to investigate nuisances.
- After review, it was decided that we'd ask an attorney for any suggestions on how to refer to the "entity who approved the Development Plan." After a review, it was clarified that the Zoning Inspector does not appear to have the authority to approve a development plan.

- Debate ensued about tiny homes and whether they could ever be approved by the Appeals Board, since the considerations for a variance don't apply to a tiny home. **Alisa moved and Eric seconded to change the minimum square footage of a dwelling to 500; after discussion, all approved.**
- The question about whether a variance can be approved for a Conditional Use Permit was left unanswered; we will refer this to an attorney for advice
- We elected to leave the long list of possible fees in the proposed Resolution for the meantime.
- We combined 28.2D and E into 28.2D which now reads, "Bed & breakfast, boarding and/or rooming house, and tourist home: defined as a Dwelling or Dwelling unit offering short- or long-term overnight accommodations for guest."
- We agreed to delete 28.2G which defined a Building line, as that term is not used in the proposed Resolution
- All agreed that the removal of 28.2R, which defined a Home Business, was alright, since the definition is in Section 10.1
- We discussed what had been 28.2Y (and is now 28.2W) and, changed the language to account for the allowed square footage of a Dwelling.
- In 28.2DD (which is now 28.2BB), we had decided to delete this as the term "outdoor advertising sign" is not used in the proposed Resolution; however, I just saw that I accidentally left 28.2BB in the most recent version. The definition of Signs in 28.2SS refers to billboards.
- All agreed that we could remove 28.2MM Required Yard, as we don't use the term in the proposed Resolution
- Whether the language in 29.1A means that Lot, Dwellings, etc. that violate the Resolution cannot be grandfathered in must be addressed by an attorney
- All said that 29.2 should stay where it was and didn't need to be moved to Article 19.

The meeting adjourned at 9:03pm.

Respectfully submitted,

Susan DeVol