

**Blumfield Township Planning Commission  
December 04, 2023 Quarterly Meeting &  
Public Hearing**

Planning Commission Board Members:

X	Bruce Landskroener (Chairman)	X	Charles Kerns (Vice Chairman)	X	Tom Beyerlein
X	Al Poellet	X	Jerry Ebenhoeh	X	Ken Huber
X	Mike Rogers				

<sup>xx</sup>  
(x) – In attendance, (a) –absence known

Guests: Brian Bills (Zoning Administrator), Wes Reinbold (Twp Supervisor), Bry Galganski (Code Enforcement Officer), Special-Use applicants and interested citizens

1. Chairman Landskroener called the meeting to order at 7:00 pm.
2. Approved 2023 09-11 Blumfield Township Planning Commission Quarterly meeting minutes. Motion by Ebenhoeh, support by Huber. Passed 7-0.
3. Reviewed site plan for business signs at 12990 Wadsworth Rd. Reese. Plans are aligned with ordinance and very similar to previous signage on existing building.

Motion by Kerns with support by Poellet to approve site plan. Passed 7-0

4. Chairman Landskroner formally announced the topic of a special-use permit application for a small-quantity machine shop located at 9790 E Washington, which is zoned A1. It was brought to light that the machine shop had been operating without the necessary special-use permit, a situation attributed to the owner's lack of awareness of township ordinance.

A detailed Code Enforcement Officer's report on citizen complaints concerning the referenced property was reviewed. It was confirmed that all violations were quickly addressed and all issues have been satisfactorily rectified.

Chairman Landskroner formally addressed property owners and citizen attendees for public comment. Following extensive deliberations and input from citizens, a consensus was reached that offered a satisfactory resolution to all involved parties. The agreed-upon solution was the granting of a special-use permit valid for one year only. This arrangement is intended to provide the business owner adequate time to relocate business operations.

A motion was put forward by Rogers and supported by Beyerlein to approve the special-use permit for a duration of one year only with hours of operation of Monday-Friday 6am to 6pm and Saturday from 6am to 12pm. Passed 7-0

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5. A general discussion, not pertaining to any formal business matters, took place regarding issues of water drainage on properties and the topic of flag lots.
6. Motion to adjourn at 8:03 pm by Beyerlein with support by Ebenhoeh. Passed 7-0.
7. Next meeting is scheduled for April 15<sup>th</sup>, 2024, at 7pm.

Respectfully submitted,  
Mike Rogers, Secretary

DRAFT