

**Hamilton Township
Planning Commission Minutes of March 1, 2023**

Meeting called to Order by Kelly Bennett at 6:30 PM and the Pledge of Allegiance was recited.

Roll Call Attendance:

Present: Kelly Bennett, Marsha McKee, Linda Barkell and Jesse Fritz

Absent: Mike Conway

Guests: 0

Staff Present: Melissa Townsend, Zoning Administrator

Approval of the Agenda: Agenda reviewed by all and motion by McKee and 2nd by Fritz to approve the agenda as written. All in favor, M/C.

Approval of the Minutes: Barkell reviewed minutes of 2-15-2023 to all present and 1 correction noted. Motion by Bennett and 2ⁿ by McKee to approve the minutes as written with 1 correction. All in Favor, M/C.

Public Comments: none

New Business: Mellissa reports she was contacted by a party interested in purchasing the Dodge City Diner. She was advised that the Health Dept. will not okay the building for restaurant use. The interested party is looking to open a propane business. One half of the property is zoned Commercial and the back half is zoned Rural Residential. PC advised Melissa to seek a legal opinion on this matter.

Old Business: We continued on the review of the Zoning Ordinance. Article 6-Short Term Rentals. In title add the word "Rental". Change sections to 06 etc. Add Page numbers at the bottom. Underline all Sections. Ask LandPlan about Definitions: Under Short Term Rental about the last half of the last sentence "and the Rental of Single-Family Dwellings in the Agricultural District". Add in Table 4-2 STR is "BR"? Under 06 sentence 2 J add the word "be". Under L what does, "But not limited to." Mean???. Under Section 5 M 1. Change the word renters' to renter's and Make #4 #3. Under Section 6 do we want to limit STR's?? Under Section 06 a B Capitalize power to Power, Article 7 No changes, Article 8 Under 8.2B #10 check # of hours for Massage Therapists. Add Police Power Solar Ordinance to Article 8 Under Section 8.25. Finish Article 8 for the next meeting.

Adjournment: Motion by Fritz and 2nd by McKee to adjourn at 8:20 PM. All in Favor, M/C.

Next Meeting is March 15, 2023 at 6:00 PM to continue review of the Zoning Ordinance.

Linda Barkel-Secretary.