

**Hamilton Township  
Planning Commission Minutes of 10-2-2024**

Meeting called to order at 6:33 PM by Kelly Bennett and the Pledge of Allegiance was recited.

**Roll Call Attendance:**

Present: Bennett, Fritz, Conway and Barkell

Absent: McKee

Guests: 2

Staff Present: Melissa Townsend, Zoning Administrator

**Approval of the Agenda:** Agenda reviewed by all present and motion by Conway and 2<sup>nd</sup> by Bennett to accept the agenda as written. All in Favor, M/C.

**Approval of the minutes:** Barkell read the minutes August 29, 2024 to all present and motion by Fritz and 2<sup>nd</sup> by Conway to approve the minutes as written. All in Favor, M/C.

**Public Comments:** Cyd Jones clarified the Minutes of 8-29-2024 and stated, it was a Duplex housing unit, not a Mobile Home Park.

**Zoning Administrators report:** Melissa reports there are 2 non-compliant short-term rentals. She advised that she is being asked if Amazon Pre-Fabs are allowed. Brief discussion and advised if they are a minimum of 720 square feet, they are acceptable.

**New Business:** Quincy Jones attended the PC meeting was looking for information to build a Duplex housing unit on some property on Arnold Lake Rd, just west of Athey Rd. He submitted to the PC a preliminary draft site plan and answered our questions. The property he is looking to purchase for development is 5 parcels totally a little under 3 acres. He has contacted the Health Dept and they inspected the property and stated it was suitable for well and septic. He would need a Type 3 well and 2–1000-gallon septic tanks along with a 900-foot drain field. Mr. Jones had some questions about the zoning of the property and if a re-zoning and or a variance would be needed. He questioned if this type of housing is allowed in RR and/or RR1. We advised him that we will have to look at our Zoning Ordinance and determine feasibility of this project along with answering his questions. We then went onto discuss Article 5 and need to do more work on determining, Mr. Jones request. Article 4 was discussed. We were asked by the board to determine areas that should be charged fees for re-zoning requests. We will submit that information to the Board on 10-3-2023.

**Old Business:** none

**Adjournment:** Motion by Fritz to adjourn at 7:48 PM and 2<sup>nd</sup> by Barkell. All in Favor, M/C,

**Next Regular Meeting will be Wednesday, November 6, 2024**

**Linda Barkell, Secretary**