

Unadilla Township Planning Commission
Minutes for March 28, 2023

1. PLEDGE OF ALLEGIANCE
2. ROLL CALL: Spadafore, Topping, Hause, Constable, Green Present
3. APPROVE AGENDA: Topping motions, Hause support, all approve
4. APPROVE MINUTES-Hause motions, Topping support, all approve
 - a. October 25, 2022 Meeting
5. CALL TO THE PUBLIC-limit of 2 minutes per speaker.
 - a. No public present.
6. Close Commission Meeting:
 - a. Spadafore motions to close to hold Public Hearing, Constable supports, all approve. Meeting closed at 7:07.

PUBLIC HEARING: Open at 7:07

1. Richard Buurma requests a zoning change for 110.12 acres from Conservation C2 to Agricultural A1. (Note, per Topping the number of acres was incorrect on the meeting agenda, Constable corrected here to show the correct acreage)
 - a. Buurma states reason for zoning change is that the landlocked acreage (2 adjoining parcels) is surrounded by A1 properties that he owns and is farmed.
 - i. There was a clerical error in the early 1960's that was never caught which resulted in this acreage not converting to C2 to A1. When he purchased the acreage and the surrounding acreage in 1981 the error carried over with his purchase. The error was not noticed until recently and he wants to correct the error. He has tax records and court records to confirm it has been C2.
2. Call to Public
 - a. No Public present.
3. Planning Commission discussion.
 - a. Green asked if the acreage in question will be used for agricultural purposes and will not be developed, nor will any large area of trees be removed.
 - i. Buurma stated that it will be agricultural and not be developed, nor will the large area of trees be removed (approximately 10 acres).
 - b. After review of the request and reviewing the zoning map of the location of the property, the board agrees with Mr. Buurma.
 - c. Topping motions to allow zoning change of the two adjacent parcels totaling 110.2 acres from C2 to A1, Hause supports, all approve.
 - d. Topping will forward to zoning commissioner to complete the rezoning.
4. Close Public Hearing
 - a. Spadafore motions to close Public Hearing and reopen Planning Commission meeting. Green supports, all approve.
 - b. Meeting closed at 7:14

REOPEN PLANNING COMMISSION MEETING at 7:14

7. NEW BUSINESS
 - a. Election of Officers for 2023
 - i. Brian Spadafore-Chair
 - ii. Diane Constable-Secretary
 - iii. Richard Green-Co-Chair
 - iv. Mitch Hause-Officer
 - v. Linda Topping- Township Board representative
 1. Topping motions to approve, Green supports, all approve.

- b. Set meeting dates for 2023
 - i. Meetings will be held the 4th Thursday of each month with the exception of December when it will be held on December 19.
 - ii. Spadafore Motions to accept 2023 meeting dates, Constable supports, all approve.
- b. Review any changes in Commission members contact information.
 - i. No changes needed
- c. Hause request a review of the large-scale solar energy system, Ordinance Section 16.32, to be added to the agenda for next meeting.

8. OLD BUSINESS

- a. None

9. NON-ACTION CORRESPONDENCES

- a. None

10. REPORTS

- a. Township Board Representative: Linda Topping
 - i. Zoning Administrator Miller replaced by Houghtaling
 - ii. Internet service access is continuing with a goal of 1-2 years of 100% Township coverage.
- b. Zoning Administrator-Ron Houghtaling
 - i. No report
- c. Planning Consultant- John Enos
 - i. No report
- d. Z.B.A. Representative- Diane Constable
 - i. No report
- e. Planning Commission Members
 - i. No report

11. FINAL CALL TO THE PUBLIC:

- a. No comment from public in attendance

12. ADJOURN MEEETING: 7:30PM