

HAMILTON TOWNSHIP ZONING COMMISSION
JUNE 14, 2010

Members present: Bob Garlock Don Biederman
 Bill Ruschman Dan Phipps Joe Smithson

Chairman Mr. Garlock called the meeting to order at 7:06.

Proposed Test amendments for Architectural Standards for the township zoning code were first item on the agenda.

Mr. Garlock explained the proposal would increase the minimum square footage from 960 to 1200-1400 square feet for a ranch and 2 story dwelling respectively. Mr. Biederman is in favor and would even like to see minimums larger than proposed especially for R-1. Mr. Boeres responded in the past the Trustees have not been in favor of increasing and recently it has been brought to their attention for consideration. Mr. Boeres stated many of the subdivisions already conform to these recommended minimums. Warren County also is reviewing their requirements and considering raising their minimum to 1200. Mr. Bierderman asked if additional research could be done looking at other community standards and considering a higher minimum for R-1 developments. Mr. Ruschman stated this is the opportunity to make these changes and felt additional information about other communities would be helpful. Mr. Garlock asked if there were federal guidelines that prohibit setting minimums too high. Mr. Boeres stated he didn't think this came under such requirements. There was discussion about graduating the minimum square footage for the various Residential zones. Mr. Boeres indicated he would provide some additional considerations and provide for the commission's review.

Chairman Garlock prompted discussion about revising the Architectural standards for B-1 and B-2 Zoning Classifications. Board members liked the proposal. Mr. Boeres briefed the commission about many of the issues that has brought these revisions to be reviewed. Mr. Boeres explained this would allow case by case guidance for structures and various entrance designs and appearances over all. Mr. Garlock suggested clarification about the customer entrance standards. Mr. Garlock suggested better language and standards be applied to item 6A.3 concerning roof designs. Mr. Boeres agreed to change that language and reminded that all designs come before this commission prior to approval by Trustees. They discussed existing designs and making requirements based on different size of buildings.