

**NORTH EAST TOWNSHIP  
PLANNING COMMISSION MINUTES  
MARCH 4, 2024**

Call to Order: Vern opened the meeting at 7:00. Present: Vern, Char, Denny, Matt and Jay.

Minutes of February 5, 2024 meeting were reviewed. Matt motioned for approval; Denny seconded. Approved.

Old Business: None

New Business:

1. Michael Bartlett, Arnold Road discussed his preliminary plan to subdivide parcel 37-033-130.0-001.02 at the corner of Smith and Arnold Roads. His nephew wants to build a house on the subdivided lot. The overall parcel is 11.8 acres and it will be reduced to 5.5 acres. The subdivided parcel will be 585' by 400'. Everything appeared to be in order. Char motioned for approval; Matt seconded. Approved. His next step is to get a survey completed. He already has County approval. Then he returns to PC for final approval. **Preliminary R-1**
2. George Dohler, Jr., East Lake Road and Middle Road discussed his preliminary plan to subdivide parcel 37-015-037.0-004.00 into three (3) lots. The total acreage is 80+- acres. Property is already surveyed. His plan has been submitted to the County and approved. Everything appeared in order. Char motioned for approval; Denny seconded. Approved. **Preliminary R-1**
3. Micael Fargiorgio and his son, Jordan, discussed their preliminary plans to subdivide parcel 37-032-127.0-006.01 on Townline Road into two (2) lots—one will be 150' x 250' and the other will be 200' by 250', approximately one acre per lot. It was discussed that the new lot may have to apply for a small lot sewage system, or could possibly tap into the existing system. This is a County issue. A user agreement was recommended, as was checking with the Health Department ASAP. They have a permit application. There is a lien on the property so the owner will have to clear that with the bank prior to the transfer. If the subdivided lot ties into the existing sanitary system, an easement will be required with the deed. Next step is to complete the survey with Laird, satisfy the bank regarding the lien, and then bring the plans back to the PC for final approval. **Preliminary R-1**

Variance Hearings: None

Discussion: Jay said the Township will not provide hard copies of the Comp Plan, so Char will order copies for each of us, at our cost, to be printed.

Our next PAC meeting to continue the zoning update discussion is Monday March 18 at 6:00 PM.

Matt motioned to adjourn.



Secretary