



Bath Township Zoning Commission May 8, 2025 - Work Session Minutes

Approved: 6/2/25

MEMBERS PRESENT: Chairman Richard Bradner, Joy Kosiewicz, Marshal Pitchford, Legal Counsel Bob Konstand, Planning Director/Zoning Inspector Bill Funk, and Zoning Secretary Nanci Noonan. Emily Hete, Kyle Craven and Kristin Sanchez were excused. Residents JoAnn Alexander and Michael Ackermann were also present.

- I. Call to Order – Roll Call
- II. Pledge of Allegiance
- III. Approval 4/21/25 minutes - Minutes were not approved as not enough members were in attendance for a quorum. Will approve at next meeting when quorum is attained.
- IV. Zoning Report – Mr. Funk presented the zoning report for first quarter 2025. He also informed the Commission that the trustees did accept the Comprehensive Land Plan update at Monday’s trustee meeting. (Note: Mr. Pitchford entered the meeting at approximately 6:18 p.m. so quorum was met.)
- V. Unfinished Business:

a. Ghent Interchange Overlay District draft language review – Mr. Ryan Smalley presented the final revised draft. Recent changes were noted: on page 6, under Homeowners Association, Subsection B, we have referenced back to the common space definition in the base zoning and decided that we are not going to use common space as part of the open space calculation. Mr. Pitchford asked if trails would be calculated in the open space. After discussion it was decided the statement include “unimproved common areas (excluding trails).” On page 8 under Exterior Lighting, with the Dark Sky shielding presentation in mind, language was added under Subsection A. Subsection C was added regarding temperature of the lighting and it was decided to keep the 3000 Kelvin limit for lighting temperature throughout the district. Lastly, on location of outdoor lighting, Subsection D was added. Discussion went to regulating residential outdoor lighting and Mr. Chairman emphasized the need for specific language on shielding and temperature requirements. He recommended to put it down to “2700 Kelvins” and “fully shielded” for our zoning regulations. The idea of capping the Kelvin count is needed and it will be important to educate the public on better/proper lighting practices. Mr. Smalley restated that we have it at 3000 Kelvins for the whole district and have curfew language as well. The commercial areas have a 10 o’clock p.m. curfew and residential areas are midnight. Motion sensor lights to go off after 10 minutes.

Mr. Funk asked to move on to page 17, under Garages per Mr. Ackermann’s question to him about adding “rear” loading garages. The members were good with that. Another comment Mr. Ackerman had was on allowing decorative front yard fencing. Mr. Smalley will match our current regulations in Article 8, Section 801-F, and delete Subsection 1 in this section. The revisions were finished, and Mr. Funk stated his intention is to recommend these changes and set the public hearing tonight. Knowing that we are sensitive to time and that there will be future meetings for comments and last revisions, the Commission members were in agreement with Mr. Funk.

