

AGENDA

- PC AGENDA / DENISE / 3:15 PM 2/16/2005

1. **CALL TO ORDER** – The meeting was called to order by Chairman Germane.

2. **PLEDGE OF ALLEGIANCE**

3. **ROLL CALL** – Members present: Chairman Germane, Vice Chairman Fox, Secretary Kalenauskas, Commissioner Bickel, Commissioner Rataj and Commissioner Hopkins. Absent: Commissioner Newsom. Also present: Alexis Marcarello of McKenna Associates and Planner Barb.

4. **APPROVAL OF FEBRUARY 24, 2005 PLANNING COMMISSION AGENDA** – Move to approve the February 24, 2005 Planning Commission agenda as presented. Motion Kalenauskas. Second Hopkins. Voice Vote. Motion Carried. 6-0-1.

5. **APPROVAL OF FEBRUARY 10, 2005 PLANNING COMMISSION MINUTES** – Move to approve the February 10, 2005 Planning Commission meeting minutes as presented. Motion Bickel. Second Fox. Voice Vote. Motion Carried. 6-0-1.

6. **CALL TO THE PUBLIC** – There being no response, the call to the public was closed.

PUBLIC HEARING

OLD AND NEW BUSINESS

7. **APPLICANT: MERTON F. HENRY METES AND BOUNDS APPLICATION #711 SECTION 6 ZONING STR (SETTELEMENT RESIDENTIAL)** – Phil Waldron was present for Mr. Henry. He felt that the issues have been resolved.
Mr. Waldron – Both parcels have 2 frontages with one being the water's edge. The parcels were measured straight from one lot line to the opposite lot line.
Commissioner Bickel pointed out that the measurement of frontage on water is defined as being at the high water mark of the lake.
Commissioner Germane – Parcel C does not touch water under normal circumstances.
Move to recommend approval of Metes and Bounds Application # 711 for Merton F. Henry. Tax Id. # 08-06-200-003. This recommendation is per the State Land Division Act. Motion Hopkins. Second Kalenauskas. Voice Vote. Motion Carried. 6-0-1.

Mr. Waldron was advised by the Commission that even though the land divisions may be granted per the State Land Division Act, there could still be issues that would prevent the issuance of land use permits for these parcels by the Township and he should so advise his client.

8. **APPLICANT: JOSEPH A. CIPOLLA METES AND BOUNDS APPLICATION #721 SECTION 11 ZONED CA (CONSERVATION AGRICULTURE)** – Mr. Cipolla was present. He felt that the issues raised about the length to width and the drain have been resolved. Planner Barb pointed out that Parcel D has 132 ft. of frontage on Bullard Road and this does not comply with the required frontage in CA of 200 ft.

Per Sec. 3.1- on page 3-15 of the Zoning Ordinance – The minimum lot frontage is measured on the primary road (in this case, Bullard Road) so this is where Parcel D frontage would be measured.

Mr. Cipolla could go to the ZBA and seek a variance. There is also the option of changing the layout of the lots.

Commissioner Kalenaukas noted that this has previously been before the Planning Commission and many of the previous issues remain.

The applicant will consider going before the ZBA.

Move to table Metes and Bounds Application #721 for Joseph Cipolla. Motion Kalenaukas. Second Fox. Voice Vote. Motion Carried. 6-0-1.

Commissioner Hopkins – The rear yard setback on Parcel C has to be addressed.

9. CALL TO THE PUBLIC – There being no response, the call to the public was closed.

10. COMMITTEE REPORTS

Fox – There was an informal for a paint store on M-59 with some issues about appropriate zoning for this use at the site.

Private Road Ordinance – Comments were received and incorporated in the draft. The revised draft was distributed. It has been sent to McKenna and Williams and Works for review.

Consultant reviews have been requested by March 22, 2005.

Kalenaukas – Riparian rights committee is hoping to have a draft ready by Easter.

Rataj – The By-laws Committee has a revised document for distribution.

The Sign Ordinance revisions should be ready to go to the consultants by March 17.

Hopkins – The Board direction on Comprehensive/Master Plan/ Ordinance alignment review included creating new designations, reviewing average lot sizes to control density, redefine open space and consult with Ms. Hodges of McKenna Associates on other issues.

Possible dates for joint Board / Commission meeting – April 21 or May 5.

Reminder of the Saturday, 8 a.m. meeting with Township Attorney Mike Homier.

Those interested in the Citizen Planner Class need Board approval to have their costs covered.

Commissioners Bikel, Hopkins and Fox would like to attend.

Germane – There is a 10:30 a.m. meeting Tuesday, March 1, 2005 in Oakland County on Rose Township. Planner Barb will go if possible and Commissioner Germane will also try to attend. The March 3rd work session is to set goals for identifying issues, taking action / resolution, create a timeline and other related topics.

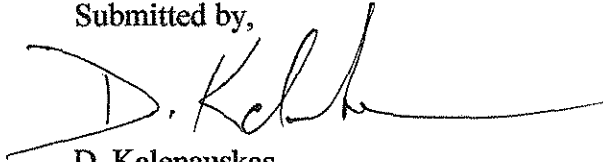
There was a consensus of the Commission to have the election of officers take place at the March 3, 2005 meeting.

Marcarello – Some issues needing to be addressed by the Commission include frontage, front setback, revise and review the policy statement as well as clarify and revise several definitions.

11. ADJOURNMENT – Commissioner Kalenauskas moved to adjourn the meeting. Chairman Germane adjourned the meeting at 8:35 p.m.

These minutes are a preliminary draft until final approval.

Submitted by,

A handwritten signature in black ink, appearing to read 'D. Kalenauskas', written over a horizontal line.

D. Kalenauskas
Planning Commission Secretary

Work Session – March 3, 2005 @ 7:30 p.m.
March 10, 2005 @ 7:30 p.m.
March 17, 2005 @ 7:30 p.m.