

AGENDA

- PUBLIC HEARING**

OLD AND NEW BUSINESS

- NEXT REGULAR MEETING OCTOBER 9, 2003 @ 7:30
OCTOBER 23, 2003 @ 7:30 PM**

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

2. **PLEDGE OF ALLEGIANCE**

3. **ROLL CALL** – Members present: Chairman Fountain, Vice Chairman Douglass, Secretary Kalenauskas, Commissioner Phillips, Commissioner Colaianne and Commissioner Germane. Also present: David Nicholson of McKenna Associates.

4. **APPROVAL OF OCTOBER 2, 2003 PLANNING COMMISSION AGENDA** – Move to approve the October 2, 2003 Planning Commission agenda as amended. Motion Colaianne. Second Germane. Voice Vote. Motion Carried. 7-0-0.

Add as item #8 Call to the Public

Add as item #9 Adjournment

5. **APPROVAL OF SEPTEMBER 25, 2003 PLANNING COMMISSION MINUTES** – Move to approve the September 25, 2003 Planning Commission minutes as amended. Motion Colaianne. Second Kalenauskas. Voice Vote. Motion Carried. 7-0-0.

Page 2 – item #11 change PDLI to PDI everywhere it appears.

Page 3 – 3rd paragraph – correct “multiple”.

6. **CALL TO THE PUBLIC**

Greg Bogdanski – Will the public be allowed to comment on agenda items? Chairman Fountain responded that was not planned but the Commission could open it up if they chose. Vice Chairman Douglass – Public hearings are held to receive comment from the public.

Michelle Cannaert – Will there be a public hearing on the comprehensive plan? Yes. Commissioner Colaianne – The County Planning Department can comment and recommend changes but they cannot reject it and keep the Township from passing it.

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7. **DISCUSSION OF THE COMPREHENSIVE PLAN** – Mr. Nicholson distributed several items – revised map, future land use text and a revised acreage table. Check the figures on the table for rural residential.

If there is a decision to increase the LI acreage beyond the current 847 acres, the Commission must decide where to place it.

Commissioner Kalenauskas – The people in the audience all want CA or SR for their land. Mr. Nicholson questioned if everyone should come in and decide what designation they want to have on the future land use map. There has to be coherence and coordination through a body such as the Planning Commission or it would be unworkable. Commissioner Kalenauskas distributed 12-11-02 comments from the Livingston County Department of Planning concerning buffering transitions.

Mr. Nicholson – There are many methods of buffering between various designations including parks, churches and less intensive uses. The comprehensive plan is conceptual and implementation comes later.

It was decided that a representative of the Planning Commission should be present when the plan goes to the county and comments are made at a meeting.

Mr. Nicholson suggested addressing some of the other issues that need resolution and then going back to the PLIT issue. The Pleasant Valley / M59 Special Planning Area has no underlying density determined for it yet. Multiple family usually had more open space than a manufactured home park and is considered less intensive.

There was discussion of low density suburban residential and medium density suburban residential.

Mr. Nicholson advised looking at what has already developed and is considered positive and keep future land use in line with what already exists.

Commissioner Phillips advised taking care not to increase the buildout and impacting the schools. There was discussion of putting some PLIT at Pleasant Valley/ M59 but it was decided that there was not enough access to the expressway, traffic was only going to get worse and development coming from Highland in the east was more office / commercial on M59.

Developers are not entitled to bonus density in the special planning areas. They have to negotiate starting from 0% up to whatever. The 40% is just a starting point for the negotiations.

There was a majority of the Commissioners in favor of having the Pleasant Valley Special Planning Area have an underlying density of Low Suburban Density Residential and be designated yellow with crosshatching.

Autumn Woods, Hartland Estates, San Marino, Meadowview and others are MSDR.

The Commissioners decided to keep the Township Hall property designated as village commercial on the map.

Commissioner Phillips noted that the church on Carlee June is not shown as quasi-public as it should be.

Should Dunham Hills golf course be left as RR(resort recreational)? There was a majority to change it from resort recreational to residential recreational with estate residential as the density designation.

The existing density around Dunham Lake is greater than shown on the map. Mr. Nicholson will seek to bring the density designation in line with what actually exists.

NW Corner of Clyde and US 23 – The property owner accepts the PLIT designation. There was a majority to leave the NW corner as shown on the 10-2-03 future land use map.

SW Corner of Clyde and US 23 – There was consensus to leave the SW corner as shown on the 10-2-03 future land use map.

NE Corner of Clyde and US 23 – There was a majority to go back to what was shown on the 1994 future land use map.

SE Corner of Clyde and US 23 – Majority to go with a 500 ft. buffer of MSDR on the south and east as a transitional use. This will be a change to the 10-2-03 map.

Commissioner Kalenaukas questioned expanding the Parshallville settlement area to the east side of the Mill Pond. Mr. Nicholson explained that expanding the district would help to control what develops next to it. The best way to protect it would be to develop an historic district.

The next steps in the comprehensive plan time line is to develop a complete, final package, get Board approval and distribute it to other entities for review. The map will be revised, returned for review then change the text.

There is church property at M59 and Cullen that should be quasi-public.

There are two parcels on the west side of Waldenwoods that are under other ownership. The north on should be estate and the south MSDR.

Commissioner Germane would like to revisit the discussion of rural residential to seek areas for lower density development.

There may be strong opposition to lower density on the basis of financial return on the property.

Add discussion of the future land use map to the 10-9-03 agenda.

8. CALL TO THE PUBLIC

Gary Veltman – Very unhappy and will sue if the PC does not change the designation of the Cook Road / Hartland Road area.

Jerry Cowan – Sewers are coming. Use the Clark Road property for a park or LI.

Tom Parshall – Put the light industrial on M59 where the traffic will be good for it.

Mr. Ohrt – Commissioners should be proactive and doesn't like what they did with the schools. Commissioner Colaianne explained that the Planning Commission does not control the schools.

COMMITTEE REPORTS

Kalenaukas – Send a representative to be a spokesperson at the County meetings on the plan.

Douglass – There was a Wednesday developmental meeting with Mr. Beauchamp. He realizes there are issues with his site and is working on options for action.

Phillips – There will be a new site plan for apartments and condos for the Fairways at Walden.

The ZBA may be receiving a request for a variance on the family cemetery. The State allows one acre but the site is in a two acre minimum zoning.

County Planning has recommended a denial for the Biddix rezoning.

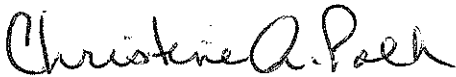
Colaianne – Since the PC meetings are often close to the Board meetings, the Board minutes are not always available . Commissioner Phillips can provide a synopsis of any actions that could impact PC discussions. Commissioner Kalenauskas offered to do the same for the ZBA.

Fountain – All day Tuesday is the disaster seminar. Anyone wishing to attend should notify the Chairman.

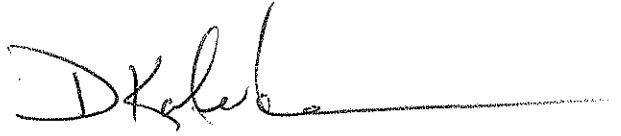
9. ADJOURNMENT – The meeting was adjourned at 10:44 p.m.

These minutes are a preliminary draft until final approval.

Submitted by,



Christine A. Polk
Recording Secretary



D. Kalenauskas
Planning Commission Secretary

Next Meeting – October 9, 2003 -- 7:30 p.m.
October 23, 2003 -- 7:30 p.m.

ACTIVE ISSUES LIST

1. 7-12-01 Review size allowed for wall signs based on linear feet.
2. 2-21-02 Review Temporary Accessory Endeavor Permits – operating on private property.
3. 3-14-02 Review and revise subdivision regulations
4. 10-24-02 Accessory structures on stacked lots
5. 11-4-02 Discussion on Lighting Ordinance
6. 3-13-03 Speed Limits
7. 9-11-03 Accessory Buildings on parcels created without a principal structure