

APPROVED MINUTES GRASS LAKE CHARTER TOWNSHIP PLANNING
COMMISSION MEETING FEBRUARY 21, 2006

Call to order at 1930, by Lutchka.

Roll call of members present, Elliott, Phillips, Lesinski, Bednarski-Lynch, Lutchka, Pierce. Absent member, Hinkle.

Pledge to the flag.

Agenda additions: Lutchka asks to add items c and d to new business. Item c. under new business, site plan review – Lester Bates Estate property on Maute Rd. Item d. under new business, educational work session. Motion by Bednarski-Lynch to accept agenda with additions, second Pierce, all in favor, motion carried.

Approval of Minutes:

Motion by Lesinski to accept the minutes of the regular meeting of the Grass Lake Charter Township Planning Commission on January 17, 2006, as printed, second Phillips, all in favor, motion carried.

Motion by Lesinski to accept the minutes of the joint meeting of the Grass Lake Charter Township Planning Commission and the Grass Lake Charter Township Board on January 17, 2006, as printed, second Pierce, all in favor, motion carried.

Township Liaison Report – Tom Pierce: RTD Manufacturing had been given a tax break, prior to the business leaving the township, that will now be rescinded, department of Treasury will notify. A meeting is planned with the residents of Sarossy Lake Rd. about the possible changes to that road. The township board voted and approved to join the Grass Lake Area Chamber of Commerce, and will participate at the Trade Show in March. Grass Lake Charter Township and the Townships of Napoleon and Columbia have entered into a Fire Department mutual aid agreement. If a structure fire occurs in any of the above mentioned townships, Grass Lake, Napoleon, or Columbia, the other two township fire departments will automatically send assistance.

New Business:

- c. March 21, 2006 meeting will have a site plan to be reviewed for the Lester Bates Estate property on Maute Rd. Lutchka asks Planning Commission to be aware of the site plan, and review prior to the March 21, 2006 meeting.
- d. Lutchka states an educational workshop session will be offered on April 18, 2006 in Dearborn about zoning and land uses in Michigan. A brochure is available for you to look at, and you need to talk to township officials about fee reimbursement.
- a. **Discuss chapters 1, 2, and 3 of the Master Land Use Plan.**
Chapter 1:

pg. 1-2, #4, Elliott asks about incorporating the townships 5 year plan for road upgrades into that section. Pierce states the township already has addressed the 5 year plan for road upgrades, and that the Master Land Use Plan should make just a general comment about upgrades, such as what is printed.

No changes to be made in Chapter 1.

Chapter 2:

Pages 2-1 and 2-2, Phillips asks about inclusion of more data into pages 2-1 and 2-2, but with no new census occurring prior to printing the new Master Land Use Plan, those figures will not be available.

Pg. 2-2: Lesinski asks to put the number of building permits issued, into the Housing paragraph. Lutchka will contact Region II for those figures.

Pg. 2-3:

Police and Fire paragraph to read as follows: “The Township has one fire department facility located on East Michigan Avenue, East of the Sarossy Lake Rd. and Norvell Rd. intersection, in the Township of Grass Lake. The Grass Lake Charter Township Fire Department has a mutual aid agreement with Napoleon Township Fire Department and Columbia Township Fire Department for automatic dispatch for structure fires. Police service is contracted from Jackson County. Emergency Medical Service is available, though the nearest hospitals are in the City of Chelsea, and the City of Jackson.”

Public Sanitary Sewer and Water: Pierce to check with the Grass Lake Charter Township Board about how the first paragraph of the section should be written. Second and third paragraphs ok as written in current plan.

Solid Waste Disposal: Lutchka to check with Region II about content in this section.

Schools: First paragraph should end as follows, “consists of one elementary school, one middle school, and one high school. The second paragraph, second sentence should read as follows, “The District consists of one elementary school, one middle school, and one high school, located on the eastern edge of the Village of Grass Lake.”

Pg. 2-4:

Roadways: First sentence of first paragraph should read as follows, “All County roadways are maintained by the Jackson County Road Commission”.

Pg. 2-5:

Natural Resources: First paragraph of page, all the following to be bold text: “**Aquifers are extensive and shallow, resulting in adequate water supplies. A large area of the Township is recognized as a groundwater recharge area. The aquifer area is classified as unprotected and as such, the area is particularly vulnerable to sources of contamination.**”

Second paragraph, need to check with the Township about whether the second largest land area is still indeed agriculture/vacant uses. Concern about what name to be used when referencing Riley/Sarossy Lake. Decision to use the name of Sarossy Lake instead of Riley Lake.

Water Resources: Second paragraph, second sentence should read as follows: “The Township encompasses all of Grass Lake, Timms Lake, Sarossy Lake, and portions of Notten Lake, Little Pleasant Lake, Goose Lake, and Wolf Lake.”

Pg. 2-6: Second paragraph should have the following bold type, “**Nearly the entire Township of Grass Lake has been identified as a groundwater recharge zone by the Soil Conservation Service.**” Same paragraph, (Appendix C, Figure C) needs to be located and entered into the Master Land Use Plan.

Woodlands: Third sentence should read as follows: “The remaining woodlots are primarily hardwoods such as ash, oak, hickory, cherry, elm, soft maple, and cottonwood trees; or lowland conifers such as white spruce.” The last sentence should read as follows, “There are several remaining heavily wooded areas: Waterloo State Recreation Area, Sharonville State Game Area, and the north side of Curtis Road near the Washtenaw County line.”

Pg. 2-7: Agricultural Lands

First paragraph, Lutchka to check with the Township about current figures of land enrolled in PA 116. Second paragraph, last sentence should read as follows: “The primary crops produced in the Township are corn and soybeans, secondary crops include hay and Christmas trees.”

Pg. 2-8: Recreational Facilities – Grass Lake Township (Chart)

First 3 items to remain as printed.

Grass Lake County Park – Description/Activities to read as follows: “Tennis Courts, Swimming, Fishing, Boat Launch.”

Grass Lake Township Hall – Description/Activities to read as follows: “Ball fields.”

Grass Lake Depot – add “and Whistlestop Park” to Name.

Remove Twin Knolls Golf Course from chart.

Remove All Seasons Resorts from chart.

Fa-Ho-Lo Park – Description/Activities - (waiting for information from Fa-Ho-Lo).

Four Seasons Campground, change name to Apple Creek Family Campground.

Add – Grass Lake Sports and Trail, Location - Willis Rd., Type - Public, Description/Activities - Ball fields, Soccer fields, Walking Trails.

Add - Schlee Waterfowl Production Area, Location – Page Avenue, Type – Federal Land, Description/Activities – Waterfowl Sanctuary.

Add – Public land, Location – Michigan Ave. East of Village, Type – State, Description/Activities – Hunting.

Add – Calderone Farms Golf Club, Location – Willis Rd., Type – Private, Description/Activities – Golfing.

Add – Michigan Center for the Photographic Arts, Location – Norvell Rd., Type – Private, Description/Activities – Gallery, Banquet Hall, Ball fields.

Add – Grass Lake Community Schools, Location – Grass Lake High School, Type – Public, Description/Activities – Nature Center and Nature Trails.

Chapter 3:

Pg. 3-1: Keep as printed.

Pg. 3-2: Second bullet statement under “Farmland Protection Policies”, to be removed and replaced as follows, “The Township will educate landowners about the advantages and disadvantages of development in agricultural zones.”

Pg. 3-3: Keep as printed.

Pg. 3-4: Third bullet statement under “Community Facilities and Services Policies”, change “An assessment”, to “A continuous assessment”.

Third main bullet statement under “Community Cooperation Policies”, change reference of “M-12”, to “Michigan Avenue/Old US-12”.

Lutchka states that there needs to be a group that meets between the Village of Grass Lake, and the Township of Grass Lake to discuss the Grass Lake Charter Township Master Land Use Plan. Lutchka asked Elliott to get information about the members of the Village Planning Commission, and coordinate a meeting of 1-2 members of both Planning Commissions, to look over the Master Land Use Plan.

Lutchka wants Chapter 4 reviewed for next meeting in March.

- b. Discussion – Private Road Ordinance:** Lutchka states that J. Stormont wants the Private Road Ordinance updated with a date on the document to make it more useful. Phillips states that if have two classes of private roads, A and B, if the construction is consistent, and the only difference is the top coat of asphalt, then to upgrade from B to A would be at minimal costs. Lutchka wants Planning Commission members to look at both documents, the current Grass Lake Private Road Ordinance, and the Cannon Township Private Road Ordinance, to see what we should keep and or use from both documents, and give that input back to T. Pierce, prior to the next meeting in March.

Old Business: None.

Public Participation:

Dennis Boley, Willis Rd.: Questions if can still have private road on his property since it is now changed from agricultural to residential zoning. Boley states that the road would be more attractive with 4 houses off a private road on 2 acres, rather than having 4 homes with only 80 feet road frontage on Willis Rd. Lutchka states private roads are only allowed in agricultural zones, and that the land could be zoned back to agriculture, but that would require public hearings, ect. Pierce states since private road ordinance is being updated, that maybe need to change private roads to other zoning areas.

Thom Baird, Willis Rd.: Buffers that are noted on Pg. 2-6 of Master Land Use Plan. Are there descriptions about buffers? Are they to scale? Lutchka states there are specifics in the new zoning ordinances, and that the scale changes with the size of the development. Baird asks if on Pg. 2-8 of the Master Land Use Plan, could the chart include the Grass Lake Community Schools, specifically the Nature Center and Nature Trails.

Adjournment: Motion by Phillips to adjourn at 2130, second Lesinski, all in favor, motion carried.

Respectfully Submitted,

Tina Bednarski-Lynch, Secretary

