

UNAPPROVED MINUTES GRASS LAKE CHARTER TOWNSHIP PLANNING
COMMISSION MEETING FEBRUARY 21, 2008

CALL TO ORDER: Chairperson Phillips called the meeting to order at 7:10 p.m.

ROLL CALL: Members present – Memmer, Bednarski-Lynch, Pindzia, Phillips, Lesinski, Dorr
Members absent – Elliott.
Also present – Zoning Administrator Thomas Nolte.

PLEDGE TO THE FLAG: By all.

AGENDA ADDITIONS: Add discussion of home-based businesses as item A under New Business. Add discussion of Planning Commissioner status as item B under New Business. Establish a public hearing date for the rezoning request from RSW, LLC (received tonight) as item C under New Business. Establish a public hearing date for Toth special use permit as item D under New Business.

AGENDA APPROVAL: Consensus to approve agenda as revised by all.

MINUTES OF THE NOVEMBER 15, 2007 REGULAR MEETING: Motion by Lesinski, supported by Bednarski-Lynch to approve the November 15, 2007 meeting minutes as presented (without changes). All Ayes. Elliott absent. Motion carried.

MINUTES OF THE JANUARY 17, 2008 REGULAR MEETING: Motion by Lesinski, supported by Memmer to approve the January 17, 2008 meeting minutes as presented (without changes). All Ayes. Elliott absent. Motion carried.

TOWNSHIP BOARD LIASON REPORT – JOHN LESINSKI:

- The Board approved an application from Mr. & Mrs. Dave Dorr to enroll 87.9 acres into the Public Act 116 program to preserve the farmland.
- The Board is discussing creating a Local District Financing Authority (LDFA) for the area of Light Industrial zoned property near Interstate 94. An LDFA is a method for a township authority to capture additional taxes similar to a Downtown District Authority (DDA).
- Sanitary and water utilities are being planned for the new Ganton retirement community.
- Construction permits have been issued for the new Verizon communications tower. Verizon has been waiting for written confirmation from the Township regarding site plan approval.

NEW BUSINESS:

- Home-Based Businesses:
Lesinski & Nolte reported there are approximately twenty home-based businesses operating within the Township. These businesses will be receiving a letter from Nolte advising them of the home-based business regulations within our Zoning Ordinance. It was recognized that the regulations could be difficult to enforce on “invisible” businesses such as a tax preparer or medical transcriptionist. It was determined no action by the Planning Commission was required at this time.
- Planning Commissioner Status:
General discussion regarding numerous absences of Ken Elliott from the Planning Commission meetings. Ken’s experience with developments and site plan reviews was recognized as valuable. His absences could lead to an irreconcilable tie vote of the Planning Commission if a controversial project is presented. It was noted that PC members are appointed by the Township Supervisor with Township Board approval and may be removed by the Supervisor, after a hearing, with the approval of the Township Board. It is recommended that the Township Supervisor communicate with Ken to determine Ken’s intentions regarding his membership on the PC.
- Rezoning Request from RSW, LLC:
The date for a public hearing was set for Thursday, March 20, 2008, 7:00 p.m. at the Township Hall.
- Special Use Application from Stephen Toth:
The date for a public hearing was set for Thursday, March 20, 2008, immediately following the previous public hearing (approximately 7:15 p.m.) at the Township Hall.

OLD BUSINESS:

- Communication Towers & Essential Services:
It was recognized that the old ordinance was vague but similar to Napoleon Township’s ordinance. Blackman Township’s and Hanover Township’s ordinances were also reviewed and deemed reasonable. It is believed that regulations over towers were inadvertently left out of the current Ordinance. Hanover’s regulations stipulate a three-mile separation between towers. A general consensus was reached to keep our regulations simple but strengthened with additional language requiring co-location of antennas. This subject matter is to be revisited at a future meeting.
- Excavation/Grading Regulations:
Another new ordinance from Lodi Township was presented for review by the PC. After considering Freedom Township and Lodi Township regulations, it was felt our regulations are reasonable for this area. No action is required of the PC at this time.

PUBLIC PARTICIPATION: No public present at this time.

MEETING SCHEDULE:

The next meeting of the Planning Commission has been scheduled for March 20, 2008 at 7:00 p.m.

ADJOURNMENT: Motion by Lesinski, supported by Bednarski-Lynch, to adjourn at 8:47 p.m. All in favor. Motion carried.

Respectfully submitted,

Bruce Pindzia, Secretary
Grass Lake Charter Township Planning Commission