

APPROVED MINUTES GRASS LAKE CHARTER TOWNSHIP PLANNING COMMISSION
MEETING JUNE 18, 2009

CALL TO ORDER: Chairperson Phillips called the meeting to order at 7:00 p.m.

ROLL CALL: Members present – Memmer, Pindzia, Phillips, Lesinski, Bednarski-Lynch, Dorr, Elliott.

Members absent – None. Zoning Administrator Nolte was absent.

Also present – One citizen.

PLEDGE TO THE FLAG: By all.

AGENDA ADDITIONS: Chairman Phillips added Consideration of Planning Commission Meeting Date to New Business.

AGENDA APPROVAL: Motion by Lesinski, seconded by Elliott to approve the agenda as amended. All ayes. Motion carried.

MINUTES OF THE APRIL 16, 2009 REGULAR MEETING: Under Township Board Report, the real estate transaction was revised to read “George Riedel has agreed to sell Grass Lake Charter Township certain real estate from the old Marion Meadows project which has road frontage along Sarossy Lake Road.” Motion by Bednarski-Lynch, supported by Lesinski, to approve the April 16, 2009 meeting minutes as amended. All Ayes. Motion carried.

TOWNSHIP BOARD LIASON REPORT – JOHN LESINSKI:

- No report as the only pertinent business was limited to that on this evening’s PC agenda.

NEW BUSINESS:

- Discussion followed regarding the Township Board’s intent to establish a new Downtown Development Authority (DDA) for Grass Lake Charter Township. This new DDA would function to serve the commercial area located east of Grass Lake Village. It is being driven by the Township’s desire to bring new development to the area. The initial DDA Board would be comprised of the current members of the Planning Commission as well as Dr. Moore and Aaron Lewis.

The proposed DDA would establish a base line of current assessments within the district. New development would trigger new assessments. The incremental increase in assessments would be captured by the DDA. These funds would then be utilized for infrastructure improvements. The existing property owners in the area would NOT experience additional taxes as a result of creating the new DDA.

The new funds would be used to pay for improvements such as but not limited to, water and sewer installations. Said improvements would be for public utilities and not extensions into private property.

- Form Based Codes were discussed in detail. Apprehension was expressed at requiring property owners investing great sums of money to abide by regulations intended to make buildings look a certain way. It was expressed that our current set of regulations has flexibility without removing personal preferences for building finishes.
- Planning Commission meetings are currently held on the third Thursday of the month. The issue was raised of moving the date to earlier within the same week. Due to conflicts with his full time job, the PC Secretary objected to this but suggested moving the meeting to a different week. After discussion, Bednarski-Lynch moved, supported by Pindzia, to retain the current meeting arrangement. All ayes. Motion carried.

OLD BUSINESS:

- Given the late hour and the absence of the Zoning Administrator, discussion on zoning ordinance revisions and billboards were postponed.

PUBLIC PARTICIPATION: None

MEETING SCHEDULE:

The next meeting of the Planning Commission has been scheduled for September 17, 2009 at 7:00 p.m. The only known agenda item at this time was identified as Zoning Ordinance revisions.

ADJOURNMENT: Motion by Lesinski, seconded by Bednarski-Lynch to adjourn at 8:45 p.m. All in favor. Motion carried.

Respectfully submitted,

Bruce Pindzia, Secretary
Grass Lake Charter Township Planning Commission