

APPROVED MINUTES GRASS LAKE CHARTER TOWNSHIP PLANNING COMMISSION  
MEETING JANUARY 17, 2008

CALL TO ORDER: Chairperson Phillips called the meeting to order at 7:30 p.m.

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

PLEDGE TO THE FLAG: By all.

AGENDA ADDITIONS: Add a discussion of Excavation & Land Balancing to item C under New Business.

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

MINUTES OF THE November 15, 2007 REGULAR MEETING: Due to the rezoning request, Chairman Phillips suggested that Planning Commission needs to correct the improvised meeting minutes graciously provided by Township Clerk or to complete them. Secretary Pindzia will provide updated meeting minutes of the November meeting to the Township as soon as possible for consideration by the Planning Commission at their next meeting.

TOWNSHIP BOARD LIASON REPORT – JOHN LESINSKI:

- The Board hired a new assessor.
- A new Township budget took effect January 1, 2008.
- A citizen was reported to have addressed the Board and express his displeasure with the processes involved for approval of communication towers.
- Lesinski also stated that he felt there was no justification for criticisms leveled at the Township regarding the rezoning for the Kositech project as reported by the Citizen Patriot.

NEW BUSINESS:

- Election of Officers for 2008:  
Dorr moved, supported by Bednarski-Lynch, to reappoint the current officers to the same offices for the 2008 calendar year. All ayes. Elliott absent. Motion carried. Officers for 2008 are:  
Chairman – James Phillips  
Vice Chairman – Ken Elliott  
Secretary – Bruce Pindzia
- Dates for 2008 Planning Commission Meetings:  
January 17, 2008  
March 20, 2008  
June 19, 2008

September 18, 2008

Moved by Lesinski, supported by Pindzia to establish the above dates as the meeting dates for the 2008 Planning Commission. All ayes. Elliott absent. Motion carried. All meetings are scheduled to begin at 7:00 p.m.

- Excavation & Land Balancing:  
General discussion was held regarding removal of topsoil and sand from subdivision site on Bohne Road. Materials were being exported to the Rest Area project on I-94. Lesinski offered two ordinances from Freedom Township regarding mining activities. Commission discussed distinctions between “extraction” (i.e. excavation or mining) and land balancing (i.e. leveling). Due to a lack of specific information regarding the Bohne Road project, it was felt that the Planning Commission couldn’t address that specific issue other than to advise the Zoning Inspector to review and enforce the current approved site plan for the subdivision. The Planning Commission will review the current regulations as well as other regulations (i.e. Freedom Township’s) and determine whether ordinance revisions are advisable.

#### OLD BUSINESS:

- Verizon Cell Tower:  
The Planning Commission recognized there is no requirement for Planning Commission approval of the site plan. It was acknowledged that no public hearing was held on the site plan leaving the Township residents without an opportunity to review or comment on the site plan. The revised plans provided to the Commission contained all required information for a site plan. Chairman Phillips suggested that the Commission should consider the site plan on the merits of the application materials only and not necessarily on the approval process involved.  
Pindzia moved, supported by Dorr, to approve the revised site plan dated December 7, 2007 based on the merits of the application materials, without regard to the overall approval process and without regard to the terms of the negotiated lease agreement. Five (5) ayes, One (1) nay, One (1) absent. Motion carried.
- Setbacks on Light Industrial (LI) – Commission discussed a sliding scale of side yard setbacks based on building height. Commission then considered a twenty-five (25’) foot setback without regard to building height. It was noted that maximum permissible building height is sixty (60’) feet. It was also noted that Commission should consider eave height instead of building height. Moved by Lesinski, supported by Memmer, in the Light Industrial (LI) zoning district, to change the side yard setback requirement to a one to one (1:1) sliding scale in a relationship (ratio) of ground to eave height, with a minimum setback requirement of twenty-five (25’) feet. All ayes. One absent. Motion carried.

PUBLIC PARTICIPATION: No public present at this time.

MEETING SCHEDULE:

The next meeting of the Planning Commission has been scheduled for February 21, 2008 at 7:00 p.m.

ADJOURNMENT: Motion by Dorr, second by Lesinski, to adjourn at 9:28 p.m. All in favor. Motion carried.

Respectfully submitted,

Bruce Pindzia, Secretary  
Grass Lake Charter Township Planning Commission