

**APPROVED MINUTES  
LYNDON TOWNSHIP PLANNING COMMISSION  
APRIL 12, 2007**

**Members Present:** John Reilly, Leon Moore, Michael Grambau, Robert Mester, Joyce Spencer, LeeAnn Shanahan, Jerry Nelson

**Members Absent:** None

**Also Present:** Merritt Honbaum, Ordinance Officer

**Call to Order:** Chairman J. Reilly called the meeting to order at 7:00 PM, followed by the Pledge of Allegiance to the Flag.

**Call to the Public:** None

**Approval of Minutes:** J. Spencer moved and J. Nelson supported to accept the PC minutes of 2/8/07 as corrected. All approved.

J. Nelson moved and J. Spencer supported to accept the PC minutes of 3/8/07 as written. All approved.

J. Nelson moved and J. Spencer supported to reflect all voting in future minutes. All approved.

**Approval of Agenda:** L. Moore moved and L. Shanahan supported to approve the agenda as amended. *Road Commission Recommendation* was added under *New Business*.

**Correspondence and Action Thereon:** L. Moore provided/discussed correspondence he received from Mike Cox, Michigan Attorney General, pertaining to compliance with the new Michigan Zoning Enabling Act (MZEA). M. Cox stated his opinions and defined requirements in eight sections of the MZEA.

In his correspondence, M. Cox clarified the deadline for filing an appeal to the circuit court is 30-days after the zoning board of appeals certifies its decision in writing, or approves the minutes of its decision, whichever is earlier.

L. Moore brought attention to the section stating any member of the zoning board of appeals, serving as a member of the local planning commission, must abstain from voting on a matter being considered by the zoning board of appeals that he or she voted on as a member of the planning commission.

J. Reilly stated this correspondence was informational and will be put on file with the Township's copy of the Michigan Zoning Enabling Act.

***Old Business:***

*Lyndon Township Citizen Survey* – The final survey was reduced to accommodate one sheet of legal sized paper, back to back, to help reduce mailing costs. The Township has made the \$99 purchase of the three-month Zoomerang license. L. Moore had the survey created in the Zoomerang program and it is currently being tested. The link will be provided to Stew Robinovitz to put the final link into the Township’s website.

The newsletter, survey, and clean-up day flyer have gone to the printer and expect to be mailed out in the middle of next week. Copies of the newsletter were provided to PC members. A special announcement pertaining to the survey will be included with the mailing.

L. Moore motioned and J. Spencer supported to submit an article to all the local papers announcing the survey. All approved.

*Master Plan: Consider Amendment* – J. Nelson reported that Lyndon Township had not adopted the Non-Motorized Transportation Plan originally adopted by Washtenaw County. J. Nelson stated in their Master Plan, Washtenaw County already had plans laid out for several roads in Lyndon Township for development of non-motorized paths/safety paths/bike lane, etc. J. Nelson recommends this become incorporated into Lyndon’s Master Plan so it is there as the Township is developed.

PC members discussed whether making amendments to the Master Plan would suffice what the township wants to accomplish. Highlights included amending for long-term or only five years ahead, sewer systems and taps, lake property, density, non-motorized transportation plan, and special land use.

More extensive conservation is needed. B. Mester will develop and present some beginning language at the next meeting and PC will begin discussing more substantial issues.

*Development Agreement* – PC members reviewed and discussed a development agreement draft received from Keusch, Flintoft & Conlin, PC, and adapted for Lyndon Township. L. Shanahan moved and L. Moore supported to keep the draft to use as a reference/template for potential guidelines in the future. All approved.

***New Business:***

*Review Chapter 7 for possible Ordinance changes or modification* – Discussion was held on whether to increase or decrease the current 1.2-acre minimum for newly created lots not served with a central sanitary sewer system. Also discussed was maximum lot size and maximum building height. John Enos has been invited to the May PC meeting and will be asked his input on lot size, building height, and other issues.

*Road Commission Recommendation* – J. Reilly presented a letter and attachments from Brian Shorkey, Washtenaw County Transportation Planner, regarding their recently amended Right-of-Way (ROW) Plan map they would like the Township to consider and adopt. After considerable

discussion, the Lyndon Township Planning Commission would like to go on record in total opposition on any resolution to develop a revised ROW Plan. L. Shanahan will take thoughts back to the Lyndon Township Board.

***Reports:***

- Zoning Board of Appeals – No report.
- Chelsea Area Planning Team – CAPT meeting covered WCRC finances, fuel use increase, budget, legal fees, and Sylvan’s problems with sewer taps.
- Community Sewer System – L. Moore reported public hearing for the Regulation on Privately Owned Community Sewage Systems is coming up in the next 2-3 weeks. It will be held in the Board Room of the County Administration Building in Ann Arbor.

Ordinance Officer – M. Honbaum reported there were two complaints in the last year regarding outdoor wood burners. Information he received from an MTA session explained this is different from an open burn and not regulated by the fire department. L. Moore stated this is becoming a statewide issue with nothing to regulate this problem. J. Nelson stated that a future ordinance is not out of the question. M. Honbaum will try to look and see what others are doing about the problem. In the meantime, he will continue to record complaints.

***Call to the Public:*** None

***Adjournment:*** J. Reilly moved and J. Spencer supported to adjourn the meeting at 9:32 PM. Meeting was adjourned without objection.

Respectfully submitted,

Roxanne Petrie  
Office Manager