

APPROVED MINUTES
LYNDON TOWNSHIP PLANNING COMMISSION MEETING
May 10, 2007

Members Present: John Reilly, Leon Moore, Michael Grambau, Robert Mester, LeeAnn Shanahan, Gerald Nelson

Members Absent: Joyce Spencer

Also Present: Merritt Honbaum, Ordinance Officer (arrived @ 7:45PM), Maryann Noah, Township Supervisor, John Enos, Township Planner, and other interested citizens.

Call to Order: Chairman J. Reilly called the meeting to order at 7:05 PM, followed by the Pledge of Allegiance.

Call to the Public: Local residents, Ken Reinhardt, Lynn Meadows, Tiffany Rouech, Karen Reinhardt, Susan Brown, and others expressed opposition and dissatisfaction over Washtenaw County's proposed Right-of-Way (ROW) Plan as it pertains to Lyndon Township.

Residents declared the following concerns: 1) A ROW is an opening for a development opportunity and should be paid for at the expense of the developer. 2) The beauty of the roads should be considered. 3) A ROW would increase already too fast traffic speeds. 4) Property owners were never informed and sense the ROW is a done deal. 5) The ROW would cause declining property values. 6) A ROW would produce a city-like atmosphere putting houses right up to the road. 7) What can be done to stop the ROW?

R. Osborne requested an update from M. Honbaum regarding excessive noise from the Nextel tower.

J. Reilly assured all issues would be addressed.

M. Noah reported she attended the WCBC Public Hearing last week on privately owned wastewater plants. Noah noted there had been a couple revisions made to the proposed regulation and gave those to J. Reilly.

Approval of Minutes: L. Moore moved and L. Shanahan supported to approve the minutes of April 12, 2007 with the following revision: Under the CAPT report, WWRC was corrected to read WCRC. Motion carried. All approved

Approval of Agenda: B. Mester moved and M. Grambau supported to accept the agenda as amended. John Enos' report on maximum and minimum size for lots and building height is tabled until the June meeting. Motion carried. All approved.

Correspondence and Action Thereon:

► *Washtenaw County Privately Owned Community Sewage Systems Regulation:* WCBC held a public hearing for the purpose of taking comments on the proposed *Privately Owned Community Sewage System Regulation*. L. Moore affirmed the public hearing went well and commended M. Noah on comments she made at the meeting. Voting by the Board of Commissioners will take place next week.

L. Moore added this is a new area for the county and construction permits will not be issued unless the site is in compliance with Township regulations. If the regulation passes, the PC will need to talk further about looking at this from a zoning standpoint, most likely a special use permit.

M. Noah stated she is in favor of the regulation; however, a main concern for Lyndon Township is to get standards for the special use permit in an amendment to the zoning ordinance, as quickly as possible. It would be imperative that people buying homes utilizing privately owned systems, are informed they would incur special assessments if/when the system fails.

J. Enos stated the Township cannot prohibit privately owned community sewage systems; however, the Township has a responsibility to make sure residents are protected. He added the township has the right to regulate such things as set backs, aesthetics, locations, etc. and will assist in a special use amendment. J. Enos will meet with B. Mester, L. Moore, and M. Noah to develop a rough draft, followed by a combined special meeting of the Board and Planning Commission to fill in the details.

► *WCRC Right-of-Way Master Plan Update:* Members reviewed information from the WCRC describing the background of the Road Commission's ROW Plan, recent Board action that amended the Plan's map, purpose of the map, and suggested action they would like the township to consider. Included was a model Memorandum of Understanding (MOU) the Road Commission suggests the Township use in adopting the ROW Plan.

J. Enos explained the WCRC made a unilateral decision to change some roads from a 66' ROW to 86'. He stated the Township has the ability, at this point, to voice any concerns and/or opposition if any of the ROWs are of concern. J. Enos recommended the Township get a Resolution from the Board declaring not to sign a Memorandum of Understanding.

Enos added a Memorandum of Understanding could be conditionally approved with recommended changes. He suggested obtaining a larger scale map from the WCRC to study for use in defending the Township's viewpoints. J. Enos will contact Township Attorney, Pete Flintoft. He will also contact Brian Shorkey, County Transportation Planner, and inform him of the Township's concerns and ask for direction on what, if anything, we can do to stop this change. J. Enos will provide strategy at the June meeting.

M. Noah stated Lyndon Township was unique in the fact that when it turned over its roads to the county in the early 1900's, it did not turn over roads as ROWs, but as easements only. Therefore, property owners own their parcel to the centerline, except in plats. If this goes into effect, it would have a negative impact on two-acre lots causing some 2,000 square feet less for drain fields, separation of well to drain field, and other usable space. Noah agreed discussion with Pete Flintoft is essential.

J. Reilly agreed with L. Moore's suggestion to put together some rationale why the ROW Plan won't work for the Township, and make a presentation at the Road Commission Board.

PC members shared their final thoughts on the ROW Plan and J. Reilly stated he would try not to let the residents down. He urged residents to attend meetings and read PC minutes (available online). He will wait and see what evolves from discussion with J. Enos, P. Flintoft, B. Shorkey, and M. Noah.

▶ *Meeting announcement – Intergovernmental Cooperation on PDR in Washtenaw County:* J. Reilly announced the next meeting to further discuss Intergovernmental Cooperation on PDR in Washtenaw County and to identify alternatives and proposals, will take place May 30, 2007, at 6:30 PM at the Washtenaw Intermediate School District, Room Vogel C (1819 S. Wagner Rd.).

▶ *Resolution 07-0100 regarding City of Chelsea Master Plan Update:* The Resolution packet was handed out for information purposes.

Old Business:

▶ *Lyndon Township Citizen Survey* – Surveys were mailed and announcements were printed in both local papers. Responses to the online survey currently total forty-two. A final tally will be made available at the next meeting.

▶ *Master Plan: Amendment – Outline* – Members received handouts prepared by B. Mester. One handout conveyed reasons for using an amendment, what should be in an amendment, and what it should be like. The second handout contained an outline **for talking points only, with issues to be raised and discussed** in developing an amendment to the Lyndon Township Master Plan of September 11, 1997.

J. Reilly asked members to spend some serious time looking over the handouts for discussion at the next meeting. J. Enos will look at the outline and provide feedback.

New Business:

John Enos Presentation – J. Enos stated he is looking forward to getting started on the work he has been given by the PC. He complimented the PC for being proactive and feels the PC is on the right track. At the June meeting, he will focus on the lake residential district, lot size, and lot coverage issues.

Reports:

- Zoning Board of Appeals – No report
- Chelsea Area Planning Team – No report
- Community Sewer System – See *Correspondence and Action Thereon* above.
- Ordinance Officer – M. Honbaum addressed the Osborne family and stated he contacted the owner of the tower who will get in touch with Nextel to address the noise problem resulting from winds blowing through the wires.

Call to the Public: M. Noah reintroduced her thoughts for a Concept Plan Review and Fee Schedule and asked J. Reilly to share with the rest of the PC. The plan requires that a potential developer deposit money up front into an escrow account to cover expenses for special meetings with Ordinance Officer, consultants, etc. M. Noah will present information and fee schedule at the next Township Board meeting.

Adjournment: M. Grambau moved and L. Shanahan supported to adjourn the meeting at 9:30 PM. The meeting was adjourned without objection.

Respectfully submitted,

Roxanne Petrie
Office Manager

