

**APPROVED MINUTES
LYNDON TOWNSHIP PLANNING COMMISSION
JUNE 14, 2007**

Members Present: Michael Grambau, Robert Mester, Joyce Spencer, Gerald Nelson, Leon Moore

Members Absent: LeeAnn Shanahan

Also Present: Merritt Honbaum, Ordinance Officer
John Enos, AICP, Township Planner
Kathryn Francis (for LeeAnn Shanahan - arrived 7:06 PM)

Call to Order: Co-Chair Grambau called the meeting to order at 7:03 PM, followed by the Pledge of Allegiance.

Call to the Public: None

Approval of Minutes: Nelson moved, supported by Spencer, to accept the PC minutes of May 10, 2007, as presented. All approved. Motion Carried.

Approval of Agenda: Nelson moved, supported by Moore, to accept the agenda as presented. All approved. Motion Carried.

Correspondence and Action Thereon: A memo from Brian Shorkey, Transportation Planner, in response to the CAPT-DART group, was handed out to members for information.

Old Business:

► *John Enos Presentation – Lake residential district, lot size & coverage, sewers:* John Enos presented an analysis of the Township's Lakefront Residential lot size and lot coverage regulations, comparing those to neighboring townships. Enos stated reducing lot size requirements from 1.2 acres to 1 acre for non-sewered areas, and adding a minimum lot size of .75 for sewered areas, would continue to protect the water quality of lakes and maintain the Township's current low-density development patterns. Enos stated Lyndon's lot coverage maximums are on the high side and suggested reducing them to a degree. Enos suggested incorporating "impervious surfaces" into the lot coverage calculation.

Nelson emphasized the lakes are enormously important to this Township and is concerned that reducing lot size would produce over development and crowding. Moore had concerns if the state decides to sell off land in the future, those lots would probably be rezoned as Lake Residential, and to consider going to a minimum of 2 acres for non-sewered lots. Enos added 2-acre lots would better preserve the rural character of the Township and keep storm water clean.

Enos and members discussed creating a lake conservation district for inclusion into the Master Plan.

Moore stated there is a current potential for huge homes to be built on small lake lots and the impact on neighboring lots must be considered, i.e. lake views being blocked. Moore added the Lyndon Township survey results support what the Township is trying to accomplish.

Enos will draft a plan for a lake conservation district and research the lot size/visibility issue for discussion at the July meeting.

► *ROW Resolution/John Enos Update/Memo to Brian Shorkey:* J. Enos reported he contacted Brian Shorkey, County Transportation Planner, regarding the Township's objection to the revised Right-of-Way Plan and provided an update on changes. WCRC has agreed to reduce the ROW for several roads within Lyndon Township. Enos suggested the PC schedule a work session and mark up a map of the Township to indicate additional desired right-of-way widths over the next couple months and submit those requests to the Road Commission for consideration. Enos will locate information on natural beauty roads and classifications. Moore moved, supported by Mester, to table further discussion on the ROW Plan until the August meeting. All approved. Motion carried.

► *Master Plan Amendment – Outline Discussion:* Members continued to discuss the pros and cons of incorporating amendments into the Township's Master Plan. Mester stated there are many generalizations in the current Master Plan...that some areas need specificity, i.e. private roads, finances, limited sewers. Enos concurred that incorporating more detailed standards into the Master Plan will help in making better decisions.

Moore asked Mester to convert topics in his outline to straight up bullet points for the next meeting. Grambau asked members to review Mester's outline to begin making decisions on what to put in or leave out.

New Business:

► *Lyndon Township Survey Results* – Survey results were handed out to members for review and discussion. Grambau was pleased with survey results adding there were no surprises. There were 361 responses to the survey.

► *Privately Owned Community Sewage Systems:* Enos presented an amendment to the general law ordinance pertaining to Community Wastewater Utility Systems (CWUS) and an amendment to Chapter 13 Special Land Uses as it pertains to sewage treatment and disposal. Enos reiterated privately owned community sewage systems couldn't be stopped; however, they can be regulated under zoning. Enos asked everyone to look at these amendments for further discussion. Nelson moved, supported by Spencer, to table this item until the July meeting. All approved. Motion carried.

Reports:

- > Zoning Board of Appeals – No report.

- > Chelsea Area Planning Team – Mester reported CAPT discussed issues concerning the Parker Road viaduct, including discussion on amounts of funding surrounding areas might like to contribute to the project. Mester reported Southeast Michigan might soon see Commuter Rail that would parallel US 23. The East/West plan would not come to Chelsea for a while.
- > Community Sewer System – See above.
- > Ordinance Officer – Honbaum reported permits for one house and one in ground pool were issued in the last month.

Call to the Public: None

Adjournment: Spencer moved, supported by Nelson, to adjourn the meeting at 8:57 PM. Meeting was adjourned without objection.

Respectfully submitted,

Roxanne Petrie
Office Manager