

**LYNDON TOWNSHIP
PLANNING COMMISSION MEETING
17751 N. Territorial Rd., Chelsea, MI 48118
August 9, 2007 @ 7:00 PM**

APPROVED MINUTES

Members Present: John Reilly, Robert Mester, Gerald Nelson, LeeAnn Shanahan

Members Absent: Michael Grambau, Joyce Spencer, Leon Moore

Also Present: Merritt Honbaum, Ordinance Officer
Sally Elmiger, AICP, Carlisle & Wortman

Reilly called the meeting to order at 7:01 PM, followed by the Pledge of Allegiance.

No public comment was heard.

Motion by Nelson, supported by Mester, to accept the PC minutes of July 12, 2007 as presented.
Carried 4-0.

Motion by Nelson, supported by Shanahan, to approve the agenda as amended. **Carried 4-0.**

Correspondence and Action Thereon: Discussion of letter from township resident, David Mifsud, which lists the dates he heard noise coming from the Nextel Tower during a five-month period. Reilly prepared a letter to the tower owner requesting something be done to eliminate the noise. Members agreed to send the letter adding a deadline for response. In the meantime, members will wait for a report from Jack Donaldson (Carlisle/Wortman) with some ordinance type language to use in a letter to follow.

Lakefront Residential Districts/Lot Coverage: Sally Elmiger presented, and members discussed revised drafts of modified ordinance language for the Traditional Lakefront Residential District (L-R) and the proposed Lake Conservation Residential District (LC-R).

Members agreed to change the title of the *Traditional Lakefront Residential District* (L-R) ordinance to *Traditional Lake Residential District* and revise *Description and Purpose* to include platted “*and established*” residential subdivisions.

After considerable discussion pertaining to the minimum lot size of 1.2 acres for the L-R district, Mester motioned, supported by Shanahan, to keep the minimum lot size of the L-R district at 1.2 acres. **Carried 3-1.** Roll call vote: Mester-Aye; Shanahan-Aye; Reilly-Aye; Nelson-Nay.

Members compared building height definitions of Lyndon Township and neighboring communities along with illustrations of different types of roofs and discussed the best way to measure height. Members agreed on 35’ as the maximum height requirement in both L-R and LC-R districts. Height will be measured from the front center of the home. Ms. Elmiger will provide language to update Lyndon Township’s building height definition to be voted on later as a matter of record.

Ms. Elmiger provided, and members discussed expanded language of the Home Occupation portion of the ordinances with additions to Section 2.09, *Definitions*, and Section 3.22, *Home Occupations*.

Master Plan Amendment Outline: Mester offered his Master Plan amendment in outline format. Ms. Elmiger will report next month on the content noting any strengths and/or weaknesses.

North Lake Country Store Extension: Martin Ehman, owner of North Lake Country Store, requested the Planning Commission grant a 15-month extension to complete their expansion project, i.e. landscaping, screening utilities, dumpster, etc., due to project delays, cost overruns, and shortfalls in sales projections.

Mester motioned, supported by Nelson, to grant the requested 15-month extension to Martin Ehman, North Lake Country Store. **Carried 4-0.**

ROW Plan: Tabled

Privately Owned Community Sewage Systems: Tabled

Reports:

- > Zoning Board of Appeals – No Report.
- > Chelsea Area Planning Team – No report.
- > Community Sewer Systems – No report.
- > Ordinance Officer – No report.

No further public comment.

Motion by Mester, supported by Nelson to adjourn the meeting at 10:00 PM.

Respectfully submitted,

Roxanne Petrie
Office Manager