

**Lyndon Township
PLANNING COMMISSION
17751 N. Territorial Rd., Chelsea, MI 48118
Thursday, January 8, 2009
APPROVED MINUTES**

Members Present: Leon Moore, Mary Jane Maze, Joyce Spencer, Jerry Nelson, John Reilly

Members Absent: Michael Grambau

Also Present: Merritt Honbaum, Robert Mester

Call to Order: Moore called the meeting to order at 7:02 PM, followed by the Pledge of Allegiance.

Call to the Public: None

Approval of Minutes: Nelson motioned, supported by Spencer, to approve December 11th, 2008 amended minutes with a few noted corrections. CARRIED 5-0.

Approval of Agenda: Maze motioned to accept the agenda as presented and followed by a second from Reilly. CARRIED 5-0.

Reports:

Zoning Board of Appeals- no meeting scheduled

Chelsea Area Planning Team- no report

Community Sewer System- none

Ordinance Officer- Merritt Honbaum expressed his interest in drafting a letter addressing the North Lake Country Store's non-compliance with their approved site plan. Several Planning Commissioners indicated that they would like to work with the owner towards solutions that work for everyone, and that if things could be done that would help the owner through these difficult economic times they should occur. There was discussion over concern of the future fate of the large soil pile that exists on the property.

Correspondence:

Moore shared a Public Hearing Notice announcing three set dates for discussion of future development and land use policies of Dexter Township. Interested parties may attend January 13, January 24, and February 5, 2009.

Moore briefly discussed the letter from Peter Flintoft regarding the Mifsud property and *Charter/Sprint/Nextel's* non-compliance with the Noise Ordinance. The Township is now waiting for a response.

Old Business: The final draft of the *Public Events Ordinance* will be presented to the Board for discussion/review at their next regular meeting on January 13, 2009.

Master Plan – A new draft of Section 5 was the focus of discussion. Comparisons of various paragraphs were made with the original Master Plan. Specifically, language was discussed for three separate lake residential zones:

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1. Keeping the existing Lake Residential zone, which will primarily include existing lake residential metes and bounds parcels.
2. Creating a new Traditional Lake Residential Zone that would be designated for existing platted subdivisions.
3. Creating a new Lake Conservation Zone which would be designated for newly created parcels in lake communities. It was further discussed that the zoning regulation would be worded in a manner so that the minimum lot size in this zone would be 2.0 acres. However 1.2 acre lots should be considered if the proposed lots were to be sewerred. This approach would not increase density over what is currently allowed in the zoning regulation and could provide developers incentive to provide sewers to lake-front parcels that should be sewerred.

Planning Commission Members were asked to read over *Neighborhood Commercial* and *Light Industrial* Sections for discussion at the January 15 Special Work Session. Plans to complete Section 5 are set for the next meeting.

Call to the Public: None

Adjournment: Spencer motioned, supported by Moore, to adjourn the meeting at 9:27 PM.

Respectfully submitted,

Lisa Maze
Assistant Office Manager