

Lyndon Township
PLANNING COMMISSION MEETING
17751 N. Territorial Rd., Chelsea, MI 48118
September 13, 2007 @ 7:00 PM

APPROVED MINUTES

Members Present: John Reilly, Leon Moore, Joyce Spencer, Jerry Nelson, Michael Grambau

Members Absent: LeeAnn Shanahan, Robert Mester

Also Present: Merritt Honbaum, Sally Elmiger

Call to Order: Reilly called the meeting to order at 7:06 PM, followed by the Pledge of Allegiance.

Call to the Public: None

Approval of Minutes: Nelson motioned, supported by Spencer to accept the minutes of August 9, 2007 as written. **Carried 5-0.**

Approval of Agenda: Grambau motioned, supported by Moore, to adopt the agenda as amended. **Carried 5-0.**

Correspondence: Honbaum reviewed various memos and emails in conjunction with the noise complaint by David Mifsud pertaining to the Nextel Tower. In response to a letter sent to T.J. Garrett, Haley Law Firm, Honbaum received a list of phone numbers to provide to the property owner to contact Nextel directly when the noise occurs. Moore suggested that Honbaum or Mester be contacted to meet with the Nextel technicians when they do their next check at the Mifsud's residence.

Old Business:

> *Carlisle Wortman/Elmiger Report* – Elmiger presented drafts of the Lake Residential District (L-R) and new Lake Conservation Residential District (LC-R) ordinance language, identifying revisions discussed at the August Planning Commission meeting. Elmiger reviewed updates to the Building Height and the Home Occupation definitions. Planning Commission members reviewed the revisions and seemed to be in accord with exception of the minimum lot size and width in the (Traditional) Lake Residential District (L-R).

Nelson stated he would like to see the minimum lot area of 1.2 acres and the minimum lot width of 125 feet eliminated from the L-R District. Elmiger felt there should be some dimensions listed...not totally eliminated. After Moore brought up a point of non-conformity, Reilly asked Nelson to take that into consideration in preparing some language to present at the next meeting when all members are in attendance. Further discussion was tabled until the next meeting.

> *Master Plan Amendment Outline* – Elmiger reported she reviewed Mester's amendment outline for content and feels all topics were covered. Elmiger suggested the information presented in the Amendment be incorporated in the same topic order as the Master Plan and provided a format with examples; also suggesting adding goals and policies to address new or recurring planning issues.

Nelson mentioned the idea of developing a bike path in Lyndon Township. Elmiger suggested putting a conceptual map of proposed trails into the Master Plan where any future developers would see the intention of the Township.

Reilly stated that with the work done by Mester, Elmiger, and Carlisle/Wortman, the Planning Commission is now ready to go ahead and begin the actual process of amending the Master Plan.

> *ROW Plan* – Reilly gave an update on the WCRC's plan to contact townships regarding the revised ROW plan for the county. Reilly added that we should be looking at maps and continue to take concerns to the WCRC.

New Business:

> *Temporary Camp Facilities* – Moore discussed an event associated with a business that was held in the Township. A neighbor contacted the Health Department and the Township with their concerns. Issues with selling food and not having a campground permit were resolved; however, a zoning violation was issued, as the owner did not have a Special Land Use permit. **Moore raised concern over this being a Special Land Use permit issue.** Honbaum stated he would like to see the Township develop an event ordinance, with an administrative review, and have it in place by this time next year. Reilly stated he would like to keep this on the table and look at it over the next six months.

> *Community Wastewater Utility Systems (CWUS)* – Moore stated the Planning Commission needs to incorporate language on the CWUS and Special Land Uses, pertaining to sewage treatment and disposal, into an amendment to the Master Plan. The handout for this discussion was tabled and will be included with the other Master Plan amendment materials.

Reports:

Zoning Board of Appeals: No report.
Chelsea Area Planning Team: No report
Community Sewer System: No report.
Ordinance Officer: No Report.

Call to the Public: None

Adjournment: Spencer motioned, supported by Moore, to adjourn the meeting at 9:10 PM.

Respectfully submitted,

Roxanne Petrie
Office Manager