

Lyndon Township
PLANNING COMMISSION MEETING
17751 N. Territorial Rd., Chelsea, MI 48118
October 11, 2007 @ 7:00 PM

APPROVED MINUTES

Members Present: John Reilly, Leon Moore, Joyce Spencer, Jerry Nelson, Robert Mester

Members Absent: LeeAnn Shanahan, Michael Grambau

Also Present: Merritt Honbaum

Call to Order: Reilly called the meeting to order at 7:04 PM, followed by the Pledge of Allegiance.

Call to the Public: None

Approval of Minutes: Moore motioned, supported by Nelson to accept the minutes of September 13, 2007, as amended. **Carried 5-0.**

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

Correspondence: None

Old Business:

> *David Mifsud/Tower Noise Update* – No new word from Mifsud regarding the tower noise. Spencer reported tower noises could also be heard at the Lyndon Oaks Bed & Breakfast. Moore expressed his concern to not mislead the public into thinking the Planning Commission has control over certain issues. Moore requested the Planning Commission review the general use language of the Special Land Use permit issued for the Nextel tower at the next meeting.

> *Revised Ordinance for Traditional Lake Residential District – Minimum Lot Size/Width* – Nelson presented the case for reducing the minimum lot size requirement of municipally sewerer lots in the platted, residential subdivisions of the Traditional Lake Residential District (L-R). Nelson clarified and members agreed that minimum lot requirements in the Lake Conservation Residential District (LC-R) would remain at 2.0 acres with a 200-foot frontage, and the minimum lot size/width would remain at 1.2 acres/125' frontage for lots not served with a municipally operated sewer system in the L-R districts.

Nelson recommended eliminating the minimum lot size for L-R district altogether, but later suggested a minimum of 8,000 square feet to accommodate the smaller platted lake lots of 40' x 100'. Nelson stated that because of municipally sewerer lakes, more people would want to build homes in lieu of cottages and this change would allow them to do so.

Honbaum stated reducing minimum lot size would create buildable lots where they are currently not buildable today. Mester reported concerns about density as residents would split their lots and to look at hidden dangers. Moore stated he was not comfortable with the reduction citing more buildable lots would be created and that potential ramifications should be considered. Moore added this would create more density in the L-R district and to take into consideration what residents want

according to the recent township survey. Moore noted a reduction to 8,000 square feet would also require reconsideration of special land uses. Reilly clarified that if any new lakes were developed, they would fall into the Lake Conservation Residential District (LC-R). Reilly added the township survey should be considered in making this change. After substantial discussion and after members could not envision any further scenarios, Chairman Reilly thought it was time to entertain a motion on this matter.

Nelson motioned, supported by Spencer, to make the minimum lot size of 8,000 square feet, and the minimum lot width of 80 feet, the conforming lot size of record for municipally sewered, platted lots in the Traditional Lake Residential District (L-R). **Roll Call Vote: Mester – Aye; Spencer – Aye; Reilly – Nay; Moore – Nay; Nelson – Aye. Carried 3-2.**

Members turned to the special land uses and discussed *Description and Purpose, Permitted Uses, and Special Land Use* sections of the zoning ordinance for both L-R and LC-R districts and agreed certain items were pointless. Merritt stated Page 3-2, paragraph E, pertaining to waterfront lots, would require some revised language with the assistance of Sally Elmiger, Carlisle Wortman.

Nelson motioned, supported by Spencer, to strike through and eliminate the following items in the Lyndon Township Zoning Ordinance revised drafts of the Traditional Lake Residential District (L-R) and the Lake Conservation Residential District (LC-R) as follows: **Carried 5-0**

- (1) Strike through, “*or the Zoning Administrator, as appropriate*” in Sections 7.03 (LC-R) and 7A.03 (L-R), under SPECIAL LAND USES.
- (2) Strike through, in Sections 7.03 (LC-R) and 7A.03 (L-R) under SPECIAL LAND USES, the following items:
 - B. *Marinas*
 - C. *Country clubs and golf courses*
 - F. *Public and parochial or private schools*
 - G. *Churches*
 - H. *Public or private campgrounds*
 - I. *Municipal buildings*
- (3) Strike through, in Sections 7.02 (LC-R) and 7A.02 (L-R), under PERMITTED USES, the following item:
 - (D) *Cemeteries*

- > *Master Plan Amendment* – Tabled
- > *ROW Plan* – Tabled

New Business:

> *Appointments to Planning Commission* – Reilly announced LeeAnn Shanahan submitted a letter to the Board expressing her inability to continue serving as their representative to the Planning Commission when her term expires in November '07. Reilly stated he requested reappointment to the Planning Commission when his term expires in November '07.

> *January Planning Commission Meeting Date* – Spencer motioned, supported by Moore, to change the January 10, 2008 Planning Commission meeting date to January 24, 2008, due to the upcoming January 15, 2008 Presidential Primary Election. **Carried 5-0.**

> *Events Ordinance* - Tabled

Reports:

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

Call to the Public: None

Adjournment: Nelson motioned, supported by Spencer, to adjourn the meeting at 10:15 PM.

Respectfully submitted,

Roxanne Petrie
Office Manager