

Lyndon Township
PLANNING COMMISSION MEETING
17751 N. Territorial Rd., Chelsea, MI 48118
July 10, 2008 @ 7:00 PM

APPROVED MINUTES

Members Present: Leon Moore, Robert Mester, Mary Jane Maze, John Reilly, Michael Grambau, Jerry Nelson

Members Absent: Joyce Spencer

Also Present: Merritt Honbaum, Ordinance Officer

Call to Order: Moore called the meeting to order at 7:00 PM, followed by the Pledge of Allegiance.

Call to the Public: Noah explained a last minute handout from Sprint addressed to Reach Law Firm in response to a letter they received regarding the case of Mifsud v Charter, et al. Noah stated the township had only been copied on the letters at this time and not formally noticed. Noah reported the information had been forwarded to the township attorney and a file on Sprint/Nextel had begun.

Approval of Minutes: Nelson motioned, supported by Maze, to accept the minutes of June 12, 2008, as written. CARRIED 6-0.

Nelson motioned, supported by Grambau, to accept the minutes of the June 25, 2008 work session meeting, as written. CARRIED 6-0.

Approval of Agenda: Grambau motioned, supported by Maze, to approve the agenda with addition of discussion pertaining to the Like Water Drum and Dance event in Lyndon Township. CARRIED 6-0.

Correspondence: Review/discussion of copied letter from Reach Law Firm addressed to Charter Communications regarding the case of Mifsud v Charter, et al. Moore stated the Commission has taken the letter under advisement. No action was taken at this time.

Reports:

Zoning Board of Appeals: No meeting/report.

Chelsea Area Planning Team: Nothing to report.

Community Sewer System: Nothing to report.

Mass Transit: Report postponed.

Ordinance Officer: Discussion to resolve issues with Like Water Drum & Dance's annual drum making weekend held in August on Waterloo Road on a one acre parcel. Honbaum reported Like Water did not attain a Special Land Use permit as requested after a citation was issued in 2007. It was the general consensus of the Commission that the activity is not appropriate for the neighborhood, nor does not fit the home occupation definition. Washtenaw County law allows temporary campground permits, which enables this event to take place at the dismay of neighbors. Honbaum suggested discussing a 'gathering ordinance' with the township planner. The Commission discussed writing a letter to owner Ryan Edwards stating he could be facing up to \$3500 in fines if he did not discontinue the four-day event. Nelson motioned, supported by Grambau, to write the letter to Mr. Edwards notifying him he is in violation asking him to cease or face further citations.

CARRIED 6-0. Roll call vote: Nelson – aye; Reilly – aye; Mester – aye; Maze – aye; Grambau – aye; Moore – aye.

New Business: Schedule Public Hearing for Master Plan – Tabled.

Old Business:

> *Master Plan* – Members began discussing Chapter Five of the Master Plan titled Future Land Use Strategy. There was brief discussion of private roads, topography, preservation of farmland, and maps.

Minor spelling revisions were made on page 5-1 and the third paragraph in the introduction was modified. The first two sentences were combined to read, “The Township has also adopted other supporting regulatory tools, such as land division and private road ordinances to further....”

Changes to page 5-2 included:

- Paragraph #1 was shortened to read, “The Township lacks any community node or urban center where such uses are typically planned.”
- Paragraph #3 was split and ended with, “Buffering land used for such recreation as hung, wildlife view, and wilderness hiking is very necessary to maintain the quality of these activities. The remainder of the paragraph became a new paragraph #4.
- Following paragraphs were renumbered.
- The second paragraph on the right column was shorted and ended after the word “discouraged.”
- The third and fourth paragraphs were eliminated.

Moore stated the next meeting would focus on zones. Members discussed which types of maps to include in the Master Plan. Mester will attempt to acquire additional maps from the county. Moore stated it might be helpful to view the types of maps included in neighboring Master Plans. Honbaum stated a map with “well-first” areas would be helpful.

Grambau motioned, supported by Mester, to schedule a work session meeting for July 30 to continue working on the Master Plan update. CARRIED 6-0.

Call to the Public: None

Adjournment: Maze motioned, supported by Mester, to adjourn at 9:15 PM.

Respectfully submitted,

Roxanne Petrie
Office Manager