

Lyndon Township
PLANNING COMMISSION MEETING
17751 N. Territorial Rd., Chelsea, MI 48118
November 8, 2007 @ 7:00 PM

APPROVED MINUTES

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

Members Absent: None

Also Present: Merritt Honbaum

Call to Order: Reilly called the meeting to order at 7:00 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 October 11, 2007, as amended. **Carried 6-0.**

Approval of Agenda: Maze motioned, supported by Spencer, to adopt the agenda as presented. **Carried 6-0.**

Correspondence: None

Old Business:

> *Special Land Use Language – Nextel Tower:* Honbaum reported David Mifsud was given the names of three contacts from Nextel that he could call directly when he hears the bothersome noise from the tower. There has been no update from Mr. Mifsud.

> *Revised Drafts of Traditional Lake Residential District (L-R) and Proposed Lake Conservation Residential District (LC-R) from October Meeting:* Revised drafts of the L-R and proposed LC-R districts were provided. Moore raised the question that prior to finalizing any ordinance changes, a joint meeting should be held between the Board of Trustees, Planning Commission, and ZBA, making sure everyone is on the same page. Reilly agreed in conducting a joint meeting to discuss any proposed ordinance changes.

Reilly added the Planning Commission had been charged with the task of finishing the Master Plan; however, as ideas started to fly and issues addressed, the task at hand still isn't complete. Spencer and Moore agreed the Master Plan should be addressed before moving onto other things.

Enter Grambau – 7:15 PM.

Reilly stated the Master Plan is a priority and it is necessary to get the goals and objectives completed. Reilly assured members who put lots of effort into recent plans/ideas were important and would not be swept under the rug while working on the Master Plan.

Moore motioned, supported by Grambau, to table all amendments to the Zoning Ordinance until the Master Plan Amendment is drafted and adopted by the Township. **Roll call vote: Mester – Aye; Spencer – Aye; Maze – Aye; Grambau – Aye; Moore – Aye; Nelson – Aye; Reilly – Aye. Carried 7-0.**

> *Master Plan Amendment* – Reilly recapped the Planning Commission had previously agreed to update the Master Plan through an amendment process. Reilly reported the state requires all Master Plan's, to have any legitimacy, must demonstrate goals, objectives, and strategies. Mester's previous Master Plan Amendment outline was given to Carlisle/Wortman to examine. Carlisle/Wortman returned a general plan (amendment) format, including several examples, which were discussed in detail along with the best way to proceed with the amendment. The following major categories were discussed:

1. Unique physical features
2. Unique social and economic characteristics
3. Changes affecting Township obligations, responsibilities, and capacities
4. Changes in Township policy capacities and instruments
5. Regional cooperation as major instrument of Township policy
6. Community Wastewater
7. Recreational Facilities
8. Transportation

Members were assigned the task of reading the Master Plan before the next meeting.

New Business: None

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 Nelson to adjourn the meeting at 9:13 PM.

Respectfully submitted,

Roxanne Petrie
Office Manager