

**Lyndon Township
PLANNING COMMISSION
17751 N. Territorial Rd., Chelsea, MI 48118
Thursday, December 11, 2008**

APPROVED MINUTES

Members Present: Leon Moore, Robert Mester, Mary Jane Maze, Joyce Spencer, Jerry Nelson

Members Absent: Michael Grambau, John Reilly

Also Present: Merritt Honbaum

Call to Order: Moore called the meeting to order at 7:03 PM, followed by the Pledge of Allegiance.

Call to the Public: None

Approval of Minutes: Nelson motioned to approve minutes from November 13, 2008 with a second from Maze.

Approval of Agenda: Maze motioned approval of agenda with a second by Nelson. CARRIED 4-0. Four additions were added to the Agenda on the subjects regarding new Township Board appointments, the Portage Creek Water Shed Project, updated report on Sprint/Nextel meeting, and L.I.A.A. Grant update.

Reports:

Township Board - Maze reported out on recent Township Board appointments. Bob Mester is no longer on the Planning Commission because there can only be one representative from the Township Board. Mester and Maze agreed that this would be Maze. Moore informed Mester that he is welcome to continue participating in meetings as a public participant and that his involvement on the Planning Commission has been very helpful.

Zoning Board of Appeals-no report

Chelsea Area Planning Team- no meeting

Community Sewer System-no report

Ordinance Officer- Merritt Honbaum indicated that the Township is still holding a Trust and Agency deposit for North Lake Country Store. Moore indicated that due to the apparent financial problems at the store and the poor economy that it would seem appropriate to do a refund, however Moore indicated that if trees were a part of the final approved site plan a revision may be needed. Moore asked Honbaum to look into the process for this revision. Honbaum indicated that he will follow-up and consult with others on how to go about this appropriately. Honbaum also announced that the Township Clerk received F.O.I.A. (Freedom of Information Act) request regarding Ann Ray and Paul Lammers.

Correspondence: L.I.A.A. Grant- General discussion on grant application. Further discussion will be needed on this issue in the future.

Portage Creek Water Shed Project- Moore reported that the Huron River Water Council is working on a new Portage Creek Watershed Plan and has formed a regional committee. The Portage Creek Watershed includes portions of northern Lyndon Township and the southern parts

of Unadilla Township. The watershed council is looking for a township representative to attend meetings. Moore indicated that if anyone is interested they should contact John Francis.

New Business: *Schedule Public Hearing for Master Plan*-no action item was tabled.

Planning Commission Meeting Schedule 2009- Members decided to keep the current schedule of meeting the second Thursday of every month. Also Moore discussed the need to complete the Master Plan and the need to schedule two working sessions. Working sessions were scheduled for January 15th and February 19th. Moore indicated that it was his hope that the Planning Commission could complete the Master Plan in March and schedule the public hearing for sometime in April.

Old Business: *Mass Transit* –Final drafted version was reviewed and discussed how it will fit into Master Plan. Nelson motioned to accept document as written and supported by Spencer.

Public Events Ordinance- Reviewed a final draft revision, with the addition of a few minor grammatical corrections, was reviewed for its final recommended version to the Township Board for approval. Nelson proposed the motion and Maze seconded followed by a **Roll Call Vote: Maze- aye; Spencer –aye; Nelson – aye; Moore – aye. Carried 4-0.**

Master Plan- Discussion centered on Section 5 whether the Lake residential area should be divided into two districts: Traditional Lake Residential and Conservation Lake Residential. Moore indicated that he had spoken to John Enos about this issue and informed members that any new zoning districts could not be created in a manner that would increase non-conformity.

Nelson read to members a document which discussed the purpose of master planning. Nelson reminded members that the master plan is intended to create a vision of how the Township would like to see the Township grow, and establishing extra districts does not mean that they have to be immediately established in the Zoning Regulation. Moore indicated that if the existing lake residential district were left in the plan that the two new districts could also be written in as well. This would eliminate the concern over creating non-conformity. Members agreed that this would be the best approach and the plan should be re-drafted as such. Mester agreed to assist the Planning Commission by drafting a section on PUD zoning.

Nextel/ Sprint/Charter Tower- Moore reported on a meeting with various company representatives, John Francis, Merritt Honbaum, David Mifsud, and Rachel Osborn. The meeting was scheduled to discuss technical issues related to resolving the noise issues that David Mifsud and Rachel Osborn were experiencing. The Township will be mailing out a letter to Nextel/Sprint informing them that they are in violation of the noise ordinance. Once the letter is received the company agreed to reinvestigate harmonic noise created by the tower.

Call to the Public: None

Adjournment: Spencer motioned to adjourn and Nelson seconded at 9:28 PM.

Respectfully Submitted,

Assistant Office Manager
Lisa Maze