

Lyndon Township
PLANNING COMMISSION MEETING
17751 N. Territorial Rd., Chelsea, MI 48118
December 13, 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: Glenn Brown briefly discussed his desire to convert the Chelsea Free Methodist Church at 7665 Werkner Rd., to a recording studio. He has applied for a Special Land Use permit and a special hearing will be scheduled.

Approval of Minutes: Spencer motioned, supported by Grambau, to accept the minutes of November 8, 2007, as written. **Carried 7-0.**

Approval of Agenda: Grambau motioned, supported by Spencer, to adopt the agenda as presented. **Carried 7-0.**

Correspondence: None

Old Business:

Master Plan Amendment – Reilly guided members in a discussion reviewing the Master Plan amendment outline going through point-by-point looking for goals, strategies, and objectives pertaining to the unique rural characteristics of the Township.

Many issues were discussed that members thought should be added to the amendment, including possible future state land sales, unintended consequences over sewer issues, the Lyndon Township Survey, changes in sanitation regulations, communications services, PUD's, new terminologies/language, and possibly CAFA, CACA, etc.

At that time, Grambau stated it would be better to rewrite the Master Plan and said an amendment would be too large. Nelson stated they would be adding on to an amendment, which had already been added to the Master Plan. Moore agreed a rewrite would provide a better document, as long as things weren't changed for the sake of changing them, i.e. the *Introduction*, and noted there are many outdated sections. Reilly stated if rewriting, it must maintain continuity. After further conversation, Moore stated a firm decision must be made to either rewrite or amend the Master Plan before continuing discussion on any other items.

Mester motioned to abandon the previous decision to amend the Master Plan and go with the idea of editing the existing 1997 Master Plan, making such changes and modifications as the Planning Commission sees fit to the original document. **Carried 7-0.**

Mester suggested starting the process with Chapter 3, as it is the heart of the Master Plan where most changes will occur. Moore volunteered to get with the County Planning Commission and obtain updated demographics.

Members began to prioritize areas where change would be needed in Chapter 3 of the Master Plan and were asked to study before the next meeting. Members stated high priority areas of change would include reconciling inevitable development, technological changes, privately owned community sewer systems, non-motorized plan, buffers to state land, and issues with sewers around lakes.

New Business: None

Reports:

Zoning Board of Appeals: No report.

Chelsea Area Planning Team: No meeting.

Community Sewer System: No report.

Ordinance Officer: Honbaum reported Charter Communications believes they know the cause of the noise from the tower; however, it is still a work in progress.

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