

Lyndon Township
PLANNING COMMISSION MEETING
17751 N. Territorial Rd., Chelsea, MI 48118
June 12, 2008 @ 7:00 PM

APPROVED MINUTES

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

Members Absent: Michael Grambau

Also Present: Merritt Honbaum, Ordinance Officer

Call to Order: Chairman, Leon Moore, called the meeting to order at 7:05 PM, followed by the Pledge of Allegiance.

Call to the Public: None

Approval of Minutes: Nelson moved, supported by Spencer, to accept the minutes of May 14, 2008, as written. CARRIED.

Approval of Agenda: Mester moved, supported by Nelson, to approve the agenda, as amended. CARRIED.

Correspondence: None

Reports:

Zoning Board of Appeals: No meeting/report.

Chelsea Area Planning Team: Mester summarized highlights from the most recent CAPT meeting. Mester reported there was extensive discussion on the subject of mass transit. Moore stated he would like to add *mass transit* to the monthly agenda. Mester volunteered to research that subject and report monthly.

Community Sewer System: Nothing to report.

Ordinance Officer: Honbaum stated he receives calls from residents who desire to run businesses from their homes that are not considered *home occupations*, i.e. contractors/landscapers, and questioned if this should be addressed in the Master Plan. After some discussion, Moore stated he would review the Home Occupation section in the Zoning Ordinance and report back at another meeting.

Honbaum reported a crew finally looked into the noise issue involving the Sprint/Nextel tower. They recognized there is a problem and are working to resolve the matter.

Old Business:

> *Master Plan* – Moore had members return to page 3-4 of the revised portion of the Master Development Plan for a last review before moving onto Chapter 4. Members agreed no additional goals were needed in the *Commercial & Light Industrial Development* section.

Enter Reilly 7:50 PM.

Minor corrections were made to the *Services and Facilities* category. Since there were two separate sets of goals and objections in this section, they were numbered to avoid confusion. Changes in objectives for the first goal included deleting half of number four, grammatical changes to numbers six and nine, and correctly numbering the objectives. The second goal was left unchanged. The first objective was changed to begin with, “Inform all potential development....” A grammatical change was made to the second item.

No changes were made to the goal in the *Privately Owned Community Waste Water Systems* section. The first objective was changed to read, “Allow developments utilizing these systems as special land uses only.” Objective #3 was modified to read, “Establish zoning regulations to ensure that privately owned wastewater systems are located so they do not degrade....”

The goal was left intact in the *Planned Unit Development* section. Objective #3 was modified to reflect the desire of the Commission to have protective buffers maintained between PUDs and roadways.

It was the general consensus of the Commission to eliminate the entire section titled, *Clustered Development*, citing that this would fall under *Planned Unit Development*. Moore asked if any objections in this section should remain. Objective #3 was kept intact and added as a new objective under the *Planned Unit Development* section.

Moore stated the next section, *Landscape and Natural Buffers*, was added to this chapter from the amendment portion of the Master Development Plan. The goal was left unchanged, however, Objectives 2, 3, and 5 were eliminated. Objective #1 was modified to read, “Provide buffer areas that minimize....” Objective #4 was changed to read, “Maintain buffers that protect natural features and ecosystems along waterways and wetlands.” Objective #6 was left unchanged.

Moore added that he had incorporated all the amendments to the revised working Land Use Development Plan to reduce extra work.

Minor grammatical changes were made to the *Historic Resources* section. The words, “recommendations for” were deleted from Objective #2.

New Business: Moore suggested a work session was needed and members agreed to June 25, 2008, at 7:00 PM, to resume working on Chapter 4.

Call to the Public: None

Adjournment: The meeting adjourned at 9:20 PM.

Respectfully submitted,

Roxanne Petrie
Office Manager