

Lyndon Township
PLANNING COMMISSION MEETING
17751 N. Territorial Rd., Chelsea, MI 48118
March 13, 2008 @ 7:00 PM

APPROVED MINUTES

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

Members Absent: None

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

Call to the Public: None

Approval of Minutes: Reilly moved, supported by Maze, to accept the minutes of 2-14-08, as amended. **Carried 7-0.**

Nelson moved, supported by Mester, to accept the minutes of 3-8-08, as written. **Carried 7-0.**

Approval of Agenda: Nelson moved, supported by Grambau, to approve the agenda with a minor change to the order of business. **Carried 7-0.**

Correspondence: None

Reports:

Zoning Board of Appeals: No meeting/report.

Chelsea Area Planning Team: Session canceled. Next meeting is 3/17/08.

Community Sewer System: Nothing new to report.

Ordinance Officer: Nothing to report.

New Business:

> 2008-2009 Planning Commission Meeting Schedule: Members reviewed the 2008/2009 meeting schedule as prepared by Clerk Reilly. Mester moved, supported by Spencer, to move the May 8, 2008 meeting date to May 14, 2008, due to conflict with an election. **Carried 7-0.**

> Wind Turbines: Moore prepared a draft memo addressed to the Township Board in response to their request asking the Planning Commission to review the Sylvan Township Wind Energy Facilities ordinance for consideration as an amendment to the Lyndon Township Zoning Ordinance. Moore noted Sylvan's ordinance addressed commercial wind turbines and not residential wind power.

Moore discussed each item in the draft memo and asked members for their input. Members agreed the Sylvan ordinance does not sufficiently address items such as home/farm scale wind energy facilities, adequate height limit for commercial turbines, specificity on noise language, certification by a professional engineer, language to address vibration, and minimal allowed distance from blades to ground.

Moore concluded it was the general consensus of the Commission not to adopt the Sylvan ordinance as is, that more research is needed. Moore added the Township is not in an urgent situation but does need to move in that direction. Moore proposed, and members agreed, to inform the Board that unless requested to do otherwise, they intend to complete the Master Plan process and afterward take up the wind energy issue as part of the ordinance review/revision process. Moore will make minor adjustments to the memo before forwarding to the Township Board.

Old Business:

> *Master Plan* – Moore lead members in a review of revisions made to the Master Development Plan during the Work Session meeting of 3/8/08, completing Chapter 3.

Reilly began with Chapter 4, *Farmland Protection*, reading aloud his ideas for replacing outdated language in this section. Members thought it was outstanding and agreed to insert it into the plan.

Residential Lot Split Patterns was reduced to *Residential Patterns*, citing that lot splits are not allowed, thus removing the final two paragraphs in that section. Lot splits will be addressed during the ordinance review.

There was lengthy discussion pertaining to the *Roads* section. It was agreed this section should recognize the limited road network that will not be expanded, which limits development potential. Moore asked if there were any current areas with problems that might be addressed in the future. Members agreed to stay away from private roads in this section and to leave in only the first paragraph for the time being.

Limited Tax Base & Public Services – Discussion ensued regarding Lyndon's limited tax base, due to the large amount of state land and lack of commercial/industrial development. The second sentence in the second paragraph was revised to read, "The lack of a local tax base should encourage development patterns, which minimizes new public cost." The remainder of the paragraph was deleted.

The section on *Compatibility Among Land Uses* was discussed and will be rewritten by Moore for review at the next meeting. The last section, *Commercial & Industrial Development*, was briefly discussed. Nelson was asked to write language for a new section that would focus on recreation and include non-motorized trails, state land, and interconnected trails.

Moore stated they would finish the last part of Chapter 4 and begin Chapter 5 at the next meeting. The Commission felt an additional work session would be necessary to get through Chapter 5. The work session was scheduled for Tuesday, April 22, from 6-9 PM.

Call to the Public: None

Adjournment: Grambau moved, supported by Mester, to adjourn at 9:20 PM.

Respectfully submitted,

Roxanne Petrie
Office Manager