

Lyndon Township
PLANNING COMMISSION
17751 N. Territorial Rd., Chelsea, MI 48118
Thursday, November 13, 2008
APPROVED MINUTES

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

Members Absent: None

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: Mester motioned to approve minutes from October 9th, 2008 with a correction made to section on Mass Transit. Nelson supported motion. Carried 7-0.

Approval of Agenda: Mester motioned approval of agenda with a second by Nelson. An addition was made to the agenda. CARRIED 7-0.

Reports:

Zoning Board of Appeals - Moore reported on recent discussion pertaining to the "fence ordinance". Moore indicated that the ZBA recommended portions of the Zoning Regulation that pertain to fencing requirements be reviewed and modified by the Planning Commission. Moore said the ZBA felt the current definition of a fence is vague and there are issues related to trees and fencing, and the level of non-compliance that exists within the Township with the current regulation.

Chelsea Area Planning Team- no report by Mester –meeting was rescheduled.

Community Sewer System- no report

Ordinance Officer- Merrit Honbaum no report

Mass Transit- tabled as New Business for next meeting by Mester.

Correspondence: Unidilla Township updated Master Plan draft-no discussion.

L.I.A.A. Grant Update

Portage Creek Water Shed Agreement

Moore reported there will be a Wind Energy policy meeting for Planning Commissions to attend if interested.

Old Business:

Public Events Ordinance:

The Planning Commission discussed the latest draft that was prepared by Moore that included comments from the last meeting. Several Planning Commissioners indicated that they would like to have more time to review and comment on draft prior to forwarding to the Township Board for consideration. Moore indicated that he would send out the draft with some minor changes that were suggested during the meeting with

next month's Board packet. Moore indicated that he desired that next month's meeting be the final reading of the draft.

Schedule **Public Hearing for Master Plan** –no action item tabled

Mass Transit –no action item tabled for next meeting.

New Business:

Moore drafted a letter with tentative plans to hold a meeting with David Misfud and Sprint/Nextel representatives in an effort to further resolve noise issue. P.C. may then determine if matter needs further investigation.

Master Plan: Lengthy discussion on whether the current lake residential area should be divided into two areas: *Traditional Lake Residential Area* and *Conservation Lake Residential Area*.

Planning Commissioners discussed minimum lot sizes of lake residential parcels. It was discussed that the primary reason to create two districts would be to require larger parcels for newly created lake residential parcels. Moore pointed out that some Planning Commissioners had felt that 1.2 acre lot size did not provide adequate lake protection and a good buffer to adjacent state land.

Some members were concerned about this, and asked if this was a direction that the Township should head in. Moore also pointed out that the Planning Commission should make sure they do not make currently conforming lots become non-conforming and that this will be a challenge in creating two separate districts. Nelson suggested that Moore consult with the planning consultant on this issue. It was agreed this item will be further discussed at the next meeting.

Call to the Public: None

Adjournment: Mester motioned to adjourn and Reilly seconded at 9:32 PM.

Respectfully Submitted,

Assistant Office Manager
Lisa Maze

