

**Lyndon Township**  
**PLANNING COMMISSION MEETING**  
**17751 N. Territorial Rd., Chelsea, MI 48118**  
**February 14, 2008 @ 7:00 PM**

**APPROVED MINUTES**

*Members Present:* John Reilly, Leon Moore, Robert Mester, Mary Jane Maze,

*Members Absent:* Joyce Spencer, Jerry Nelson, Michael Grambau

*Also Present:* Merritt Honbaum

*Call to Order:* Moore called the meeting to order at 7:04 PM, followed by the Pledge of Allegiance.

*Call to the Public:* David Mifsud reported he is frustrated that after one year, the problem with noise coming from the Nextel tower has not been remedied. Honbaum and Mifsud will attempt a conference call together with Nextel in an effort to eliminate conflicting information and arrive at a possible solution.

*Approval of Minutes:* Mester moved, supported by Reilly, to accept the minutes of January 24, 2008, as amended. **Carried 4-0.**

Mester moved, supported by Maze, to accept the minutes of January 29, 2008, as amended. **Carried 4-0.**

*Approval of Agenda:* Maze moved, supported by Mester, to adopt the agenda as amended. **Carried 4-0.**

*Correspondence:* None

*Reports:*

Zoning Board of Appeals: No meeting/report.

Chelsea Area Planning Team: Mester reported he would provide information to anyone interested in a CAPT discussion involving biological resource surveying in Washtenaw County. Mester highlighted an extensive discussion concerning the need to revise the Chelsea Area Regional Plan by year-end.

Community Sewer System: See *Master Plan*.

Ordinance Officer: See *Call to the Public*.

*Wind Turbines:* Maze gave an update of the Board's request to have the Planning Commission review the sample Wind Energy Facilities ordinance provided by Sylvan Township, and other information on residential wind turbines for review and consideration as an amendment to the Lyndon Township Zoning Ordinance. Moore stated he would like wind turbines added to the March agenda and asked members to read and evaluate the ordinance to see if it could be applicable to Lyndon.

Moore added Washtenaw County plans to put a test tower (MET) at the Chrysler Proving Grounds (funded by Chrysler) and another in Sylvan to see if there is enough wind speed for use as a potential source of energy in Washtenaw County.

*Old Business:*

> *Master Plan* – Moore lead members in a review of changes made to Chapter 3 of the Master Development Plan during the February meeting, highlighting additions and deletions. It was noted the language on non-motorized trails had been left out during the review but was promptly added. Moore announced Chapter 1 would not be reviewed during this session, as the goal was to get through the remainder of Chapter 3. Moore added he was waiting for updated data from the County before returning to Chapter 2.

Members reviewed/discussed the second half of Chapter 3 and agreed on the following:

- It was determined by general consensus to take out information pertaining to land splits, as this is not the direction the township wants to go.
- Mester will provide language for section 3.4, *Commercial and Industrial Development*, at the next meeting.
- Language in the *Public Service & Facilities* section was amended to read, “Encourage the availability of communication, telecommunication, and data services that do not negatively impact the unique characteristics of the Township.”
- Agree to promote alternative sources of energy that benefit township residents but do not negatively impact the township’s unique character and natural resources.
- Return to discussion on *Public Services v. Private Services v. Services*.
- Changes under *Public Services* include removing planned sewer areas, Mester to provide language on Capital Improvements and Item 4.

Members agreed on new language for Privately Owned Community Wastewater Systems, which included the following goals and objectives:

Goal: Ensure that Privately Owned Community Wastewater Systems are installed, operated, and maintained in a manner that protects the character of the community, protects public health, and ensures the township shall bear no costs associated with operation and maintenance of these systems.

Objectives: 1) These systems allowed only as Special Land Use; and 2) Establish special assessment districts to ensure proper operation and maintenance, in the event of a failure to maintain.

Other areas of discussion included the concept of energy production, adding a utility section, and the need to have a planned sewer service plan on the maps.

Moore asked members to read page 3-5 in preparation for the next meeting, which will be a Work Session scheduled for March 8, at 9 AM.

*New Business:* None

*Call to the Public:* None

*Adjournment:* Mester moved, supported by Maze to adjourn the meeting at 9:35 PM.

Respectfully submitted,

Roxanne Petrie  
Office Manager