

**Lyndon Township
PLANNING COMMISSION
WORK SESSION MEETING
17751 N. Territorial Rd., Chelsea, MI 48118
Tuesday, April 22, 2008 @ 6:00 PM**

APPROVED MINUTES

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

Members Absent: Jerry Nelson

Also Present: Merritt Honbaum, Ordinance Officer

Vice-Chairman Grambau called the meeting to order at 6:45 PM, followed by the Pledge of Allegiance.

Grambau lead members in a review/discussion of the proposed "RECREATION" section written by Mester to be added to Chapter 4 of the Master Development Plan. Grambau suggested referencing the 2007 Township Survey in the second paragraph.

Moore entered at 6:55 PM, and chaired the remainder of the meeting.

Moore suggested including a summarized table of results from the 2007 Lyndon Township Survey in lieu of a reference. Members agreed and revised the first sentence in the second paragraph to read, "The Township must continue to protect these resources, both for the benefit of the region, and because the Township's own residents value them highly, as evidenced by the Survey of 2007." A couple other minor changes were made. No changes were offered for the third paragraph, although, Mester stated he would like to hear comment from Nelson before making it final.

Moore moved onto the question of plans for Township owned recreational facilities. Mester located the only paragraph on page 5-6 of the current Master Plan, which addressed that issue. Members agreed to strike the paragraph from page 5-6 and add it as the fourth paragraph to the new *Recreation* section.

Moore questioned the importance of addressing public schools in the Master Plan. Members discussed this issue and decided without a concentration of residents and with Lyndon as a member of both Chelsea and Stockbridge School Districts, to leave off the table at this time. Honbaum added that schools are state regulated.

After completing the section on *Recreation*, Moore moved on to stating his approach for completing the revision of the Master Development Plan by working on Chapter 3 and then dropping back to the amendment portion of the Plan, followed by Chapter 5 if time allowed. At the May meeting, a draft of Chapter 4 will be provided for review/discussion. Moore suggested having at least one more special work session in May to view a draft revision of Chapter 5 and to look at issues involving maps. Maps would be finalized in June in addition to tweaking Chapters 1 & 2, leaving July for review of a draft final Plan. The Plan will need to go to the County, then a Public Hearing before going before the Board, hopefully no later than September.

Moore moved on to the revised draft of Chapter 3 asking if there were any final adjustments. Members agreed on the following changes:

Page 1 changes include:

- 4th paragraph to begin with “The next 10 years will see....”
- 6th paragraph...change *vastly* to *primarily*.
- 9th paragraph to read: “It is important that land use planning be compatible with land uses of neighboring communities.”

Page 2 changes include:

- Change the word *coordinate* to *cooperate* and correct “landuse” to “land uses” in top paragraph.
- Remove “that” from second paragraph.
- Change 3rd paragraph to read: “Services such as fire and police protection on a regional basis can provide these services in an economically feasible manner.”
- 1st paragraph, right column: Delete “of one another unless specifically stated.”
- Paragraph #3 under *Objectives*: Delete the words *only* and *vicinity of*.

Page 3 changes include:

- Item 10, column 1, changed to read, “All land uses should only become operational after all essential infrastructure is provided.”
- Item 8, column 1, changed to read, “Notify adjoining municipalities of proposed future plan and zoning changes.”
- Item 11, column 1, to read: “Adopt effective zoning provisions and site plan review procedures to ensure land development occurs in a manner which is consistent with the standards of the zoning ordinance and other applicable regulations. Measures should be taken to minimize conflicts with adjoining land uses to protect important natural resources.”
- Item 1, column 2, to read: “Maintain the predominate character of the Township through standards regarding building heights, lot sizes, setbacks, and other site plan considerations.”
- Item 3, column 2, deleted.
- Item 4, column 2: Change the word *encourage* to *allow* and change *designs which minimize* to *designs that minimize*
- Item 5 was not finalized. Moore will research/rewrite to make more expansive.
- Item 6, column 2, to read: “Discourage high-intensity development in or adjacent to....”
- Item 7, column 2, deleted.
- Item 8, column 2, to read: “Encourage a system of non-motorized trails which creates and protects greenways along significant natural feature corridors.”

Page 4 changes include:

- Item 2, column 1, deleted.
- Item 5, column 1, deleted.
- Item 7, column 1, to read: “Encourage locally grown food and farm products.”

Meeting adjourned at 9:13 PM.

Respectfully submitted,

Roxanne Petrie
Office Manager