

**Lyndon Township
PLANNING COMMISSION
WORK SESSION MEETING
17751 N. Territorial Rd., Chelsea, MI 48118
Wednesday, June 25, 2008 @ 7:00 PM**

APPROVED MINUTES

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

Members Absent: None

Chairman Moore called the meeting to order at 7:03 PM, followed by the Pledge of Allegiance.

Moore announced this work session would include review of Chapter Four and the beginning of Chapter Five of the Master Development Plan. Voting on any issues would be held until the next regular meeting. Moore asked members to think about scheduling a Special Public Hearing in approximately two months for taking comments and to revise prior to sending to the Board for approval.

Members began reading through Chapter Four. The introduction was modified to include mention of the citizen surveys implemented over the last several years.

Minor grammatical changes were made to numbered paragraphs, 3 & 4, in the section titled *Protection of Rural Character and Natural Resources*.

In addition to minor grammatical changes in the *Farmland Protection* section, the last paragraph was eliminated in its entirety.

One grammatical change was made in the second paragraph of the *Residential Patterns* section. The third paragraph pertaining to home occupations was carefully revised to emphasize that they were already in existence in the Township and the trend was expected to grow. The first sentence was modified to read, "Home occupations are becoming a significant part of the Township." The words "*from occurring*" were eliminated from the last sentence.

The word "discouraged" was changed to "prevented" in the second sentence in the *Roads* section and the entire last sentence was eliminated.

The second paragraph was eliminated in the *Public Services* section along with shortening two sentences in the third and fifth paragraphs. The final paragraph was modified to read, "The Township owns property near the intersection of M-52 and N. Territorial. New municipal structures may be developed...."

Mester left at 8:00 PM.

Sections titled *Compatibility Among Land Uses, Commercial & Industrial Development, and Recreation* were left as is. There were minor grammatical changes in *Protection of Health, Safety, and Welfare*. In the *Regionalism* section, the last sentence in the last paragraph was eliminated.

Under *Cell Phone Communication Facilities*, a new item added after the second paragraph read, “New cell phone facilities should be co-located on existing infrastructure whenever possible.”

The first sentence in the *Groundwater* section was amended to read, “All residents in Lyndon Township rely on onsite well water supplies for drinking water.” Grambau reported higher density areas of the Township are “well first” areas. Moore stated the “well first” map from Washtenaw County should be referenced in the Master Plan. Moore stated he would add further language to the *Groundwater Quantity* subsection and bring that back to the next regular meeting.

Moore stated Chapter Five would be reviewed at the next meeting where there will be a strong focus on the proposed lake districts requiring a vote.

Meeting adjourned at 9:10 PM.

Respectfully submitted,

Roxanne Petrie
Office Manager