

**LYNDON TOWNSHIP  
PLANNING COMMISSION MEETING  
17751 N. Territorial Rd., Chelsea, MI 48118  
July 12, 2007 @ 7:00 PM**

**APPROVED MINUTES**

**Members Present:** John Reilly, Robert Mester, Joyce Spencer, Gerald Nelson, Leon Moore

**Members Absent:** LeeAnn Shanahan, Robert Grambau

**Also Present:** Merritt Honbaum, Ordinance Officer  
Sally Elmiger, AICP, Carlisle & Wortman

Reilly called the meeting to order at 7:00 PM, followed by the Pledge of Allegiance.

Public comment was heard from David Mifend/Rachel Osborn, 17712 N. Territorial, asking for updated information regarding the Nextel tower adjacent to their home.

Reilly recessed the meeting at 7:10 PM, to allow members to walk to the Mifend/Osborn residence and listen to sounds coming from the Nextel tower.

Reilly re-opened the meeting at 7:25 PM.

After members had an opportunity to listen to the noise coming from the Nextel Tower at the Mifend/Osborn residence, a motion was made by Nelson, supported by Spencer, to have the Planning Commission submit a letter to the Nextel tower owner attesting to the constant drone coming from the tower and to request something be done to put an end to the noise.

**Carried 5-0.**

Motion by Moore, supported by Nelson, to accept the PC minutes of June 14, 2007 as presented.

**Carried 5-0.**

Motion by Spencer, supported by Nelson, to approve the agenda as amended. **Carried 5-0.**

**Correspondence and Action Thereon:** Notice was received from Dexter Township declaring they will prepare a new General Development Plan and asked for nearby townships to cooperate with this endeavor.

**Lakefront Residential Districts/Lot Coverage:** Sally Elmiger presented drafts of modified ordinance language for the Lake Residential District (L-R), and for the proposed Lake Conservation Residential District (LC-R), as discussed at the last meeting.

The Lake Residential District (L-R) was changed to the Traditional Lakefront Residential District (L-R). Elmiger explained changes were made to *Description and Purpose* with the intent of recognizing existing platted residential subdivisions.

The proposed Lake Conservation Residential District (LC-R) was based on the original L-R district, but modified to include a minimum lot size of 2.0 acres with additional setback requirements to provide buffers for lake and state land.

Both district ordinances and lot coverage issues were discussed at length. Ms. Elmiger will incorporate changes agreed upon by members and look into language on the height issue for clarification on how height should be measured. Members agreed the home occupation definition needs strengthening and Ms. Elmiger will prepare administrative review language for use by the zoning officer.

**Master Plan Amendment:** Ms. Elmiger summarized an introduction to the master plan amendment as prepared by John Enos, Township Planner. Members discussed how best to approach adding amendments to the master plan and agreed to review Mester's outline piece by piece to determine what should be taken out/left in prior to changing it into bullet points. Ms. Elmiger was asked to read the outline and prepare comments.

**Lyndon Township Survey:** Reilly announced the Zoomerang subscription had ended on July 11. Stew Robinowitz was asked to remove the link from the Township's website.

**Privately Owned Community Sewage Systems:** Tabled

**Reports:**

- > Zoning Board of Appeals – Upcoming meeting on July 17.
- > Chelsea Area Planning Team – Mester reported Brian Shorkey, County Transportation Planner, will coordinate with townships and attend Planning Commission meetings to address Right-of-Way issues. Mester added changes to the ROW would be entertained at that time and suggested members take time to review maps.
- > Community Sewer System – No report.
- > Ordinance Officer – No report.
- > SWWCOG – Moore reported townships in the Manchester area, including Sharon and Freedom townships, are joining to form a joint Planning Commission.

**Call to the Public:** None

**Adjournment:** Motion by Moore, supported by Spencer to adjourn the meeting at 9:37 PM.

Respectfully submitted,

Roxanne Petrie  
Office Manager