

**Lyndon Township
PLANNING COMMISSION MEETING
WORK SESSION MEETING
17751 N. Territorial Rd., Chelsea, MI 48118
Thursday, February 19th, 2009 @7 PM
APPROVED MINUTES**

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

Members Absent: None

Also Present: Merritt Honbaum, Robert Mester

Chairman Leon Moore called meeting to order at 7:05 PM followed by the Pledge of Allegiance.

Moore requested that no voting take place in this working session and there is no formal agenda. Although, Chairman Moore had points of interest to cover on behalf of recently submitted Special Land Use requests and a review of a finalized version of The Master Plan. Also addressed, was the need to hold officer elections at the next meeting.

The Planning Commission was given a copy of bylaws and rules of procedure to review at the next meeting. The Township must adopt a set of bylaws by July of 2011.

Moore mentioned a recent correspondence from Portage Creek Water Shed Project requesting that a 9-page questionnaire be filled out by a Township volunteer.

Moore confirmed that the public hearing for the B&B on Bowdish Rd Special land use request is scheduled for March 12, 2009.

The Planning Commission discussed a laser tag facility that is being proposed at the corner of Clark Lake and M-52. Moore informed Merritt Honbaum that the Planning Commission would entertain a request for a special land use for this use and Commissioners indicated that they have questions in regards to the facility layout, parking, and food and beverage accommodations.

Ordinance Officer, Merritt Honbaum has been in contact with the Verizon representatives who have applied for a special land use for a new tower at the corner of M-52 and Boyce. Honbaum recommended scheduling the public hearing, however details about what land division rules apply still needed to be worked out. Moore recommended that Honbaum contact the Michigan Township Association who could provide free legal advice on this matter. A public hearing for the proposed special land use was tentatively scheduled for March 24th.

Planning Commission Work Session February 19 (continued)

The Planning Commission discussed the application for a proposed rezoning of 23.45 acres on Joslin Lake from Rural Residential to Lake Residential. Moore indicated that he was concerned with the request because the property is not currently master planned for this use and there is still little information available on road access and sewer use/septic systems for the property. Grambau indicated that he would like to see more detail on what is being proposed and recommended that the Planning Commission receive this information prior to moving ahead with the application. Moore indicated that he felt that the application for the request was incomplete as asked Honbaum to contact the applicant and have them address the Planning Commission prior to scheduling a public hearing.

The Planning Commissioners spent the remainder of the meeting reviewing the final updated draft of the Master Plan. Some minor changes were made in various paragraphs as it was covered page by page. In general, members were satisfied with this draft. Moore tentatively set the Master plan Hearing date for April 22nd, 2009.

Adjournment at 9.43 PM.

Respectfully submitted.

Lisa Maze,
Assistant Office Manager