

MEETING MINUTES

Augusta Charter Township Regularly Scheduled Planning Commission Meeting

Township Hall
Wednesday September 19, 2018
6:30 p.m.

1. Call to Order

The meeting was called to order by Vice Chair Yurk at 6:31 p.m.

2. Pledge of Allegiance

All in the room arose, faced the flag, and stated the Pledge of Allegiance.

3. Roll Call and Recognition of Visitors

In Attendance: Bennett, Green, Howard, Selter, Yurk. Absent: Chie, Newsome. Planner Kreps was in attendance. There were no audience members in attendance. Planning Commission welcomed new member Terrance Green.

4. Approval of Agenda

Motion by Bennett, support by Howard to approve agenda with correction of date under 4. Approval of Minutes from August 15, 2018 to June 20, 2018. Motion carried unanimously.

5. Approval of Minutes

a. ATPC Regular Meeting Minutes from June 20, 2018: Motion by Howard, support by Bennett to approve minutes as presented. Motion carried unanimously.

6. Public Hearings

None

7. Business Items

a. P.A. 116-18-01 – Davidson – 7685 Judd Road, (T-20-09-400-014) Farmland and Open Space Preservation Program.

Kreps gave summary and noted that Augusta Township accepts P.A. 116 applications. ATPC reviews, ATB signs for approval, and applications are forwarded to the State of Michigan for tax abatement. Applicant did not request the term, Kreps will follow-up on this. Land is currently zoned AR.

Motion by Bennett, support by Howard for approval of application. Motion carried unanimously.

b. Zoning Amendments – Addition of Architectural Standards for Commercial Developments.

Kreps summarized that ATB requested additional ordinance language for commercial property in VMU district (currently Willis and Whittaker). This did/does not apply to Dollar General application, as this property is General Commercial zoning and not VMU.

Howard gave background as to why request was made from ATB. More businesses have shown interest in developing properties in the township. With Willis being the “gateway” to community, ATB wants a pleasant environment, and to maintain rural character.

Kreps noted that revisions added appear elsewhere, so have been “vetted” previously. She listed the changes, noted they are fairly simple and straightforward dealing with façade fenestration/interest, roof units hidden, high-quality materials (limit items that may not last long or weather well), façade colors and systems.

Howard asked about sidewalks/entrance. We don’t currently have sidewalks, or if they exist are inconsistent. Kreps indicated we currently require new projects to provide sidewalks. Howard noted we are trying to change exterior lights to LEDs. Really looking to improve the environment. Bennett asked about the sewer discussion and Kreps responded that it is a different ordinance. Howard indicated she is working on sewer ordinance with planning engineers. Howard asked for the boundaries of VMU districts and feels that we should include changes for all commercial districts. Yurk would also be in favor of extending to general commercial. Kreps noted we need to apply revisions by district and will remove from VMU and add to all commercial designations. Yurk asked about parking: none allowed in front yard and screening from road – asked if this would have affected Confections by Lynn. Kreps responded potentially yes, but we would have some variance/leeway for existing properties.

Kreps proposed to add proper language in proper ordinance locations (VMU, local commercial, general commercial) and bring back for review prior to scheduling public hearing.

9. Public Comment

None

10. Communications

a. Van Buren Charter Township Intent to Plan letter

VBT is undertaking master planning exercise and will send to AT when done, for review.

Howard and Kreps noted potential training session for ZBA and planning members.

11. Adjournment

Motion by Bennett support by Howard for adjournment. Motion carried unanimously. Meeting was adjourned 6:56 p.m.

Minutes submitted by Recording Secretary Selter.

Approved at regular meeting of ATPC 10.17.18