

## MEETING MINUTES - DRAFT

### Augusta Charter Township Regularly Scheduled Planning Commission Meeting

Township Hall  
Wednesday October 17, 2018  
6:30 p.m.

#### 1. Call to Order

The meeting was called to order by Chair Chie at 6:30 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, Chie, Green, Howard, Newsome, Selter, Yurk. Planner Kreps was in attendance. There were 3 reps from Nextera Energy. There were no audience members in attendance.

#### 4. Approval of Agenda

Motion by Bennett, support by Howard to approve agenda. Motion carried unanimously.

#### 5. Approval of Minutes

a. ATPC Regular Meeting Minutes from September 19, 2018: Motion by Newsome, support by Bennett to approve minutes as presented. Motion carried unanimously.

#### 6. Public Hearings

None

#### 7. Business Items

a. Pre-Application Presentation – Sugar Creek Solar.

Planner Kreps introduced team. Mark Trumbauer is Michigan specialist. Hannah Marsico and Bourke Thomas were in attendance. Planner Kreps reminded of prior actions: text amendment to zoning ordinance, rezoning of property, and approval for special land use. This current phase of project review is the site plan approval process.

Site plan has not / will not change. This appearance is procedural presentation (for site plan approval process). Next week NextEra will submit preliminary site plan and has requested a special meeting 12/5/18. All agreed they are available on that day. Howard asked if we have addressed concerns with neighbors. Nextera has contacted concerned folks but have not had further discussions yet.

Mr. Trumbauer expressed gratitude for considering the special meeting.

Gerry asked about timing of construction. Mr. Trumbauer responded that it is dependent upon having power contracts in place which hopefully will happen next year.

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

Discussed last month, TB asked for VMU District but we decided. Laura modified provisions to apply to all commercial districts. We need to set a public hearing to proceed. Decided to set public hearing for January 5, 2019. There will be no meeting in November, special meeting for NextEra December 5, 2018 and meeting January 5, 2019 for public hearing.

Gerry asked about item A. 1800 sf with 1 bedroom (tied to parcel size) – Laura noted it is a measure of density for VMU only. Must meet all other requirements for development.

**9. Public Comment**

None

**10. Communications**

Received letter from Charter Township of Ypsilanti: Notice of Intent to Update the Master Plan. They will send for review when available.

**11. Adjournment**

Motion by Bennett support by Green for adjournment. Motion carried unanimously. Meeting was adjourned 6:51 p.m.

Minutes submitted by Recording Secretary Selter.