

**AUGUSTA CHARTER TOWNSHIP
PLANNING COMMISSION
AUGUST 15, 2012
MINUTES**

1) CALL TO ORDER - The Regular Meeting of the Augusta Township Planning Commission was called to order on Wednesday, August 15, 2012 at 6:34 PM.

2) ROLL CALL

Members present: Keefe, McMahon, Selter, Thornton, Tobler. Absent: Chie. Planner Laura Kreps was also present. Tobler chaired the meeting.

3) APPROVAL OF MINUTES

Motion by Keefe, supported by McMahon, to approve the minutes of the January 18, 2012 meeting as submitted. Vote was unanimous for approval.

Motion by Keefe, supported by McMahon, to approve the minutes for the cancelled meetings of February 2012, March 2012, April 2012, May 2012, June 2012 and July 2012. Vote was unanimous for approval.

4) APPROVAL OF AGENDA

Motion by Selter, supported by Thornton, to approve the agenda as submitted. Vote was unanimous for approval.

5) BUSINESS ITEMS

5a) P.A. 116 Application #2012-1 – Rogers – Sanford Road – West of McCrone/South of Stoney Creek

Planner Laura Kreps reviewed the application for PA116 #2012-1 and the “approval procedures” outlined in the generic review letter from January 14, 2009. She described the standards for review.

For the subject application, the application was found to be complete and met the required standards of the township.

Motion by Tobler, supported by Keefe, to recommend to the Township Board the approval of the PA116 application number 2012-1 for 40 years for Aaron Rogers for two properties located west of McCrone Road along the township western boundary, parcel code T-20-18-200-003, 15 acres and T-20-18-200-004, 24.58 acres. The Planning Commission finds that the application is complete and meets the Land Eligibility Qualifications of being at least 5 acres but less than 40 acres and with more than 51% of the land being agriculturally involved, and the agricultural land produces a gross annual income in excess of \$200 per tillable acre. Further, the property meets the intent of the Augusta Charter Township Master Plan by its location in the area planned as “Agriculture” on the Agricultural Preservation Overlay Map 8a. Vote was unanimous for approval.

5b) P.A. 116 Application #2012-2 – Felgner – 10259 Liss Road – between Bunton and Rawsonville

For the subject application, the application was found to be complete and met the required standards of the township.

Motion by Tobler, supported by Thornton, to recommend to the Township Board the approval of the PA116 application number 2012-2 for 50 years for Kent Felgner for property located on Liss Rd, parcel code T-20-36-200-005, 57.6 acres. The Planning Commission finds that the application is complete and meets the Land Eligibility Qualifications of being greater than 40 acres and with more than 51% of the

land being agriculturally involved (45 acres cultivated). Further, the property meets the intent of the Augusta Charter Township Master Plan by its location in the area planned as "Agriculture" on the Agricultural Preservation Overlay Map 8a. Vote was unanimous for approval.

6) OPEN DISCUSSION FOR ISSUES NOT ON THE AGENDA

6a) Correspondence Received – Kreps indicated that she had received a phone message regarding the potential of a cell tower application. It was unknown whether this would be a new tower or a collocation. Kreps also indicated that the Zoning Enabling Act has been modified regarding cell towers since our Zoning Ordinance was adopted in 2007, and hence our ordinance may be out of date. For new installations, cell towers are allowed in all zoning districts. Kreps was authorized to review this subject and bring a draft to next month's Planning Commission meeting.

Tobler related some email communications 4 or 5 months ago from a California company that does "siting evaluations" for large solar electrical generation facilities. They were interested in about a square mile of the EQ property. Their query then was about the zoning procedures to follow; they would next evaluate the impacts of woodlands and wetlands (perhaps substantial). In discussions with Don Wortman, it was determined that such a facility likely was included under "Essential Services" as a permitted use.

6b) Planning Commission Members

McMahon queried about the status of a township map of PA116 properties and offered assistance.

Tobler stated that, with any zoning ordinance changes in 6a above, we should include a reference to the keeping of farm animals in the RR zoning district per the recommendation of the Zoning Administrator Ralph Pasola.

Tobler also discussed the "Right to Farm Act" as it impacts Augusta Township where most of the township is zoned AR. He suggested that the "keeping of animals" sections of the ordinance, including the keeping of pets, be reconsidered to emphasize the "animal husbandry" aspects which strongly effect the creation of nuisances (odor, noise) and the health of the animals. This includes the GAAMPs promulgated by Michigan government described by McMahon, including the waste management GAAMP. Hence the proposal would emphasize managing the possibility of nuisances rather than the number of animals. Our current ordinance specifies required parcel size for a given number of animals, but does not indicate that these acres must be available to the animals. Kreps indicated that she had ideas on how to address the various issues as discussed, and would bring to the next meeting.

6c) Members of the Audience – none

7) REPORT OF TOWNSHIP BOARD REPRESENTATIVE – none

8) REPORT OF ZONING BOARD OF APPEALS REPRESENTATIVE – absent

9) REPORT OF THE PLANNING CONSULTANT – none

10) ADJOURNMENT

Motion by Keefe, supported by McMahon, to adjourn. Vote was unanimous for approval. Meeting adjourned at 7:12 PM.

Respectfully submitted,

A handwritten signature in black ink that reads "William E. Tobler". The signature is written in a cursive style with a large initial 'W' and 'T'.

William E Tobler, Secretary
Planning Commission