

**AUGUSTA CHARTER TOWNSHIP  
PLANNING COMMISSION  
AUGUST 19, 2009  
MINUTES**

1) CALL TO ORDER - The Regular Meeting of the Augusta Township Planning Commission was called to order on Wednesday, August 19, 2009 at 6:30 PM.

2) ROLL CALL

Members present: Chie, Keefe, LaFuente, McMahan, Selter, Tobler. Absent: Richardson. Also present: Planner Laura Kreps.

3) APPROVAL OF MINUTES

Motion by Keefe, supported by LaFuente, to approve the minutes of the February 12, 2009 meeting as presented. Vote was unanimous for approval.

Motion by Keefe, supported by LaFuente, to approve the minutes of the February 18, 2009 meeting as presented. Vote was unanimous for approval.

Motion by Keefe, supported by McMahan, to approve the minutes of the March, April, May, June and July meetings as presented. Vote was unanimous for approval.

4) APPROVAL OF AGENDA

Motion by Tobler, supported by Keefe, to approve the agenda as presented. Vote was unanimous for approval.

5) BUSINESS ITEMS

5a) P.A. 116 Application – R. Schultz

Planner Laura Kreps provided background as to the purpose of a P.A. 116 application for the capping of property taxes on active farmland. This included the standards for review. For the subject application, the application was found to be complete and met the required standards. Tobler described the property location and its compliance with the Master Plan.

McMahan discussed the relatively large spoils pile that remains from relocation of the natural gas pipeline, and also possibly the demolition of the old “radar” building. Although the Planning Commission hopes that this will eventually be cleaned up, it is not a known violation of the Zoning Ordinance.

Motion by Tobler, supported by Keefe, to recommend approval of the PA116 application #09-07-01 by Robert H. Schultz for properties located on Hitchingham Road south of Bemis Road, 173.68 acres. The Planning Commission finds that the application is complete and meets the Land Eligibility Qualifications of being an application of 40 acres or more. The property meets the intent of the Augusta Charter Township Master Plan by meeting the first expressed goal to “Preserve the rural character of Augusta Charter Township through management of growth and preservation of natural resources and active farming”. Vote was unanimous for approval.

5b) Rezoning of 6950 Bemis Road from PUD to AR

This property is the same as the included in the above PA116 request. A condition in the Sales Agreement between R. Schultz and Biltmore was that the zoning would revert to AR. However, the

statutes require that the township follow various procedures to implement the rezoning. The township had previously followed these procedures in the rezoning of the property related to the defunct River Park PUD.

It was agreed that the Planning Commission would initiate the rezoning application. Motion by Tobler, supported by Keefe, to tentatively schedule a Public Hearing for the October meeting, to be confirmed at the September meeting. Vote was unanimous for approval. Tobler to proceed with the application and the required legal notice.

5c) Discussion regarding potential FEMA grant for Fire Station Building

Tobler presented to the Planning Commission the grant related materials that had previously been presented to the Township Board on June 23, 2009 meeting. An application has been filed under the Stimulus Program for a possible grant to construct a new fire station at the SW corner of Judd and Whittaker Roads. If the grant is awarded, the Planning Commission will need to rapidly approve a Special Use permit for the “municipal land use in an AR district” and eventually approve a Site Plan. The purpose of the presentation at this time was to give the Planning Commission a “heads up” on a possible future event.

5d) Village Mixed Use Text Amendments – Section 3.5(1)

Adoption of these text amendments was tabled since last fall. Kreps reviewed the purpose of the text amendments and the accompanying map changes. Motion by Keefe, supported by Tobler, to tentatively schedule a Public Hearing for the October meeting, to be confirmed at the September meeting. Vote was unanimous for approval.

5e) Planned Unit Development Text Amendments – Article 12

Adoption of this text amendment was tabled since last fall. Kreps and Tobler reviewed the purpose of the proposed text amendments which is to more clearly show that PUD developments may not be renewed indefinitely. Motion by LaFuente, supported by Tobler, to tentatively schedule a Public Hearing for the October meeting, to be confirmed at the September meeting. Vote was unanimous for approval. Laura Kreps to develop some additional language regarding the reversion of zoning for an expired PUD development.

6) OPEN DISCUSSION FOR ISSUES NOT ON THE AGENDA

6a) Correspondence Received – none

6b) Planning Commission Members – McMahon raised concerns over the Willis Plaza property at the SE corner of Willis/Whittaker and the status of remediation from an old gasoline tank contamination issue. McMahon recommended that the property owners be required to provide a status report on the issue prior to any future Planning Commission approvals. A possible letter was discussed. McMahon to draft a letter and send to the Planning Commission Secretary for completion.

McMahon discussed his appointment to the county Local Emergency Planning Committee. He also expects to apply for a vacancy on the county Brownfield Development Authority.

6c) Members of the Audience – none.

7) REPORT OF TOWNSHIP BOARD REPRESENTATIVE – none

8) REPORT OF ZONING BOARD OF APPEALS REPRESENTATIVE – none

9) REPORT OF THE PLANNING CONSULTANT – none

10) ADJOURNMENT

Motion by Keefe, supported by Tobler, to adjourn. Vote was unanimous for approval. Meeting adjourned at 7:44PM.

Respectfully submitted,

A handwritten signature in black ink that reads "William E. Tobler". The signature is written in a cursive style with a prominent initial 'W'.

William E Tobler, Secretary  
Planning Commission