

**AUGUSTA CHARTER TOWNSHIP
PLANNING COMMISSION
FEBRUARY 17, 2010
MINUTES**

1) CALL TO ORDER - The Regular Meeting of the Augusta Township Planning Commission was called to order on Wednesday, February 17, 2009 at 6:30 PM.

2) ROLL CALL

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

3) APPROVAL OF MINUTES

Motion by LaFuente, supported by Selter, to approve the minutes of the October 21, 2009 meeting as presented. Vote was unanimous for approval.

Motion by Tobler, supported by Selter, to approve the minutes of the November 2009, December 2009 and January 2010 meetings as presented. Vote was unanimous for approval.

4) APPROVAL OF AGENDA

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

5) BUSINESS ITEMS

5a) Village Mixed Use Text Amendments - Discussion

Tobler discussed background on Village Mixed Uses, its intent, and the desirability of implementing this concept in the village of Willis. He stated that he had presented this to the Board at its previous meeting and received unanimous support to proceed. There are several issues to discuss with potential modifications prior to setting a public hearing.

a) The current Special Land Uses do not obviously include a feed mill. Also, the owners of the Willis Feed Mill have recently expressed their desire to host a "farmer's market" on their grounds with possible temporary booths. It was agreed to add to the Special Uses to include (q) feed mill and (r) seasonal agricultural product sales.

b) Automotive Service Centers such as the one currently located at Bunton/Willis are not included. After discussion, the consensus was to leave this use excluded for future proposals, and the existing use would continue as a grandfathered, legal non-conforming use.

c) On site parking requirements were discussed. The consensus was to leave the existing text unchanged.

Motion by Tobler, supported by LaFuente, to schedule a Public Hearing on March 17, 2010 at 6:30PM to consider the proposed Village Mixed Use Text Amendments. Vote was unanimous for approval.

5b) Zoning Map Amendment Village Mixed Use District – Set Public Hearing

The proposed map was reviewed in light of the above proposed text changes. New modifications were deemed unnecessary. Motion by Tobler, supported by LaFuente, to schedule a Public Hearing on March 17, 2010 at 6:30PM to consider rezoning parcels in the village of Willis to VMU, Village Mixed Uses according to the proposed map. Vote was unanimous for approval.

5c) Rezoning of Lincoln Farms property from PUD to AR – Set Public Hearing

Tobler described the events related to the sale of the Lincoln Farms property to local farmer Larry Roome with the condition that the PUD be terminated and the property rezoned to AR. The situation is almost identical to the sale of the Augusta Farms property to farmer Robert Schultz last year. Tobler provided copies of the map showing the affected parcels. Motion by Tobler, supported by LaFuente, to schedule a Public Hearing on March 17, 2010 at 6:30PM to consider the rezoning of the Lincoln Farms property to Agricultural Residential. Vote was unanimous for approval.

6) OPEN DISCUSSION FOR ISSUES NOT ON THE AGENDA

6a) Correspondence Received – none

6b) Planning Commission Members – none

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 McMahan, supported by Selter, to adjourn. Vote was unanimous for approval. Meeting adjourned at 7:41pm.

Respectfully submitted,



William E Tobler, Secretary
Planning Commission