

**AUGUSTA CHARTER TOWNSHIP
PLANNING COMMISSION
FEBRUARY 18, 2009
MINUTES**

1) CALL TO ORDER - The Regular Meeting of the Augusta Township Planning Commission was called to order on Wednesday, February 18, 2009 at 6:30 PM.

2) ROLL CALL

Members present: Members present: Keefe, LaFuente, McMahon, Selter, Tobler. Excused: Chie. Also present: Planner Laura Kreps and Engineer Bill Craigmile.

3) APPROVAL OF MINUTES

Motion by Keefe, supported by Selter, to approve the minutes of the December 17, 2008 meeting as presented. Vote was unanimous for approval.

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

4) APPROVAL OF AGENDA

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

5) BUSINESS ITEMS

5a) Willis Plaza – Site Plan Review (SP 07-02)

Ed Kubiske was present to represent the application along with owner Wally Karana. Kubiske described the proposal as a small mall. The west parcel is split off and may be a gas station or a bank. He stated that the Drain Commission has approved the plan except for the overflow, and the driveway is located OK per the Road Commission. He also stated that the applicant's did not receive Planner Kreps review letter.

Laura Kreps presented her review letter of January 14, 2009. In the Summary, there are 18 recommendations, 10 of which are considered mandatory.

Bill Craimile presented his review letter of January 13, 2009. Concerns regarding the stormwater drainage, and especially the availability of sewer capacity exist. Tobler to discuss issue of sewer and Part 41 agreements with Township attorney.

McMahon questioned the status of cleanup from contamination from the old gas station. He requested that applicant review MDEQ files regarding same.

Motion by Keefe, supported by LaFuente, to table until the March meeting to allow applicant to address the issues discussed. Vote was unanimous for approval.

5b) P.A. 116 Application – Pinter Brothers Greenhouse

Planner Laura Kreps gave an introduction to the purpose of a P.A. 116 application for the capping of property taxes on active farmland. She described 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.

Motion by Tobler, supported by Selter, to recommend approval of the PA116 application #08-10-21-a by Pinter Brothers Greenhouse Inc. for property located on Judd Rd, parcel code T-20-16-200-015, 20 acres The Planning Commission finds that the application is complete and meets the Land Eligibility Qualifications of being a Specialty Farm (greenhouse) with gross annual income exceeding \$2000 per year. Further the property meets the intent of the Augusta Charter Township Master Plan by its location in the area planned as "Agriculture". Vote was unanimous for approval.

5c) P.A. 116 Application – Irene Pinter

Motion by Tobler, supported by LaFuate, to recommend approval of the PA116 application #08-10-21-b by Irene Pinter for property located on Judd Rd, parcel code T-20-16-200-019, 28 acres The Planning Commission finds that the application is complete and meets the Land Eligibility Qualifications of being a Specialty Farm (greenhouse) with gross annual income exceeding \$2000 per year. Further the property meets the intent of the Augusta Charter Township Master Plan by its location in the area planned as "Agriculture". Vote was unanimous for approval.

6) OPEN DISCUSSION FOR ISSUES NOT ON THE AGENDA

6a) Correspondence Received – none

6b) Planning Commission Members – Dave McMahon asked Laura Kreps to review MDEQ files on contamination.

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 LaFuate, to adjourn. Vote was unanimous for approval. Meeting adjourned at 7:51PM.

Respectfully submitted,



William E Tobler, Secretary
Planning Commission