

**AUGUSTA CHARTER TOWNSHIP
PLANNING COMMISSION
JULY 20, 2011
MINUTES**

1) **CALL TO ORDER** - The Regular Meeting of the Augusta Township Planning Commission was called to order on Wednesday, July 20, 2011 at 6:30 PM.

2) **ROLL CALL**

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

3) **APPROVAL OF MINUTES**

McMahon asked that Section 6d be amended to include:

McMahon raised a question whether the Zoning Map should show properties such as the Audubon property in Section 6 differently. The Zoning and Land Use maps show it as Rural Residential while a permanent “conservation” deed restriction exists. He wondered whether this was a map “error”. He also raised the question of PA116 properties be shown on a map, and also consider a possible future plan of rezoning some of these to AG from AR. These will be the subjects of future discussion.

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

4) **APPROVAL OF AGENDA**

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

5) **PUBLIC HEARINGS** – Rezoning of Medallion Homes Properties from SR-1 Conditional to AR

Motion by Keefe, supported by Selter, to open the Public Hearing. No one was present in the audience. No communications were received related to the rezoning. Selter asked about the property outline, noting that two parcels were involved. As there were no further questions, motion by Keefe, supported by Selter, to close the public hearing.

6) **BUSINESS ITEMS**

6a) **Rezoning of Medallion Homes Properties from SR-1 Conditional to AR**

Laura Kreps provided the history of the property being zoned SR-1 Conditional to allow a duplex development. The Review Letter of July 12, 2011 was reviewed. The project has been withdrawn, and now the zoning is reverting back to its original classification of AR. Carlisle/Wortman raised the consideration that AR is not consistent with the Master Plan and proposed RR and SR-1 classifications for consideration. Carlisle/Wortman supports the reversion to AR because that still supports residential development. This is the current land use, and would not create any new need for public services and facilities. Keefe asked whether a new public hearing would be required if zoning other than what was advertised was recommended. Kreps indicated that it wasn't necessary because the Planning Commission was “recommending” to the Board and the Board would make the decision, and the change in plans would be explained in that recommendation. Tobler commented that a zoning of SR-1 and RR would not allow the current use (farming) to continue legitimately. Also, the Ordinance requires that the zoning revert to its original classification (in this case AR), but this does not preclude taking a separate, additional step to rezone to something else. Keefe asked whether anyone knew how long the property has been master planned as residential. No one could remember for sure; Tobler volunteered to try to answer this by looking up previous master plans. Keefe proposed that the zoning revert to AR based on the current economic climate that development is not likely to occur for a long time. McMahon agreed

noting that this is consistent with what the Ordinance says, and that AR is required for supporting the current agricultural use. As AR, it still can be developed residential through various means, and utility expansions are not currently planned.

Motion by Keefe, supported by Selter, to recommend to the Township Board that the properties 20-01-400-010 and 20-01-400-033 be rezoned to AR, Agriculture/Residential. Vote was unanimous for approval.

6b) Zoning Map Review and Discussion

Planner Kreps advised that once the Board approves the above rezoning that the Zoning Map can be finalized and printed. She also indicated that Carlisle/Wortman could generate a PA 116 map from GIS if the data is available. Of course, there will be a cost. McMahan commented that he FOIA'd the township clerk, and there was only 1 PA 116 application in the township hall files. The others have been archived to Iron Mountain, and there will be a cost to retrieve the documents. Equalization does not have this information. McMahan also raised the question again whether an existing conservation easement should be noted on the zoning map, and if not, is this "an error"? The Audubon property in Section 6 is an example. McMahan also indicated that PA 116 maps be identified. He noted that the Citizen Planner courses indicate that there are "obligations to map" and to "identify to layman" the location of PA 116 and conservation properties. Tobler asked for verification of "obligations to map" as opposed to "it's a good idea". Keefe questioned the need to constantly update these maps on an annual basis. McMahan argued the need to have this information for various planning purposes. Thornton suggested McMahan check with Sylvia Taylor as a member of the Farmland Preservation Committee.

7) OPEN DISCUSSION FOR ISSUES NOT ON THE AGENDA

7a) Correspondence Received – Updated Fire Prevention Law and Reference Standards from Insp Daniel Onyskin.

Notice of Contamination, Saza Gas Station, SW corner of Willis and Rawsonville, from PM Environmental Inc to all utility departments; notice of possible danger in underground activities.

7b) Planning Commission Members – none

7c) Members of the Audience – none

8) REPORT OF TOWNSHIP BOARD REPRESENTATIVE – none

9) REPORT OF ZONING BOARD OF APPEALS REPRESENTATIVE – Chie reported that a Variance was approved for a handicapped ramp at the NW corner of Willis and Bunton.

10) REPORT OF THE PLANNING CONSULTANT – none

11) ADJOURNMENT

Motion by Keefe, supported by Thornton, to adjourn. Vote was unanimous for approval. Meeting adjourned at 7:06 PM.

Respectfully submitted,



William E Tobler, Secretary
Planning Commission