

**AUGUSTA CHARTER TOWNSHIP
PLANNING COMMISSION
JUNE 15, 2011
MINUTES**

1) CALL TO ORDER - The Regular Meeting of the Augusta Township Planning Commission was called to order on Wednesday, June 15, 2011 at 6:30 PM.

2) ROLL CALL

Members present: Chie, Keefe, LaFuente, McMahon, Selter, Thornton, Tobler. Absent: none. Planner Laura Kreps was also present.

3) APPROVAL OF MINUTES

Motion by McMahon, supported by Tobler, to approve the minutes of the October 2010 meeting as submitted. Motion was unanimous for approval. Motion by LaFuente, supported by Selter, to approve the minutes for the cancelled meetings, due to lack of agenda items, of November, December 2010, and of January, February, March, April and May 2011. Vote was unanimous for approval.

4) APPROVAL OF AGENDA

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

5) PUBLIC HEARINGS - none

6) BUSINESS ITEMS

6a) P.A. 116 Application 2011-1 – Kent Felgner

Planner Laura Kreps provided the generic review letter from January 14, 2009 which describes the standards for review for PA116 applications. For the subject application, the application was found to be complete and met the required standards.

Motion by Tobler, supported by Keefe, to recommend to the Township Board the approval of the PA116 application number 2011-1 for 50 years for Kent Felgner for property located at 10675 Liss Road, parcel code T-20-36-100-008, 16.40 acres. The Planning Commission finds that the application is complete and meets the Land Eligibility Qualifications of being a “Specialty Farm” more than 15 acres, and producing a gross annual income from an agricultural use of more than \$2000.00. 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.

6b) Amendment to Planning Commission Bylaws per P.A. 110 and P.A. 33

The draft Bylaws provided by Planner Kreps were reviewed, and the following modifications made:

Section 1.E, 4th line: “Section 6”

Section 4.I: delete entire section

Section 4.C.1: replace “Supervise” with “Review and collaborate on”

Section 4.C.2: delete entire section

Section 4.C.3: move to Section 4.D

Section 6.A: change “give rise to a conflict of interest shall include” to “give rise to a conflict of interest may include”

Section 6.A.1: change “purposes of the section” to “purposes of this section”

Motion by Tobler, supported by LaFuente, to adopt the Planning Commission Bylaws as modified.

Vote was unanimous for approval.

6c) Reversion of Conditional Zoning on Willis Road SR-1 to AR (former Medallion Homes application)
The status of the property was discussed, namely that the property was zoned several years ago to SR-1 Conditional to allow multifamily condominiums, but the application was withdrawn. The Zoning Ordinance calls for the zoning to revert back to the original zoning.

Motion by Keefe, supported by McMahon, to schedule a Public Hearing for July 20, 2011 at 6:30pm.
Vote was unanimous for approval.

6d) Zoning Map Review and Discussion

Planner Kreps provided a large rendition of the map, and Tobler provided each member with an 8.5x11 rendition. The maps were checked for accuracy and inclusion of any zoning changes in the last few years. Once the Willis Rd property pertaining to (6c) above is rezoned, the map will be reviewed once more and then all of the changes will be implemented upon the map for reprinting.

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.

6e) Discussion re: Status of Willis Plaza Site Plan Review

The Willis Plaza Phase I site plan (SP 07-02) was first reviewed in November 2007 and last reviewed in January 2009. In the last reviews, there remained 18 items to address. In as much as there has been no activity on this project, it was deemed that the status should be formally changed to "closed". Motion by Tobler, supported by Keefe, to close the application for Site Plan for Willis Plaza due to inactivity. This will allow the Clerk to close the file and the financial account and return the remainder of the escrow to the applicant. Vote was unanimous for approval.

7) OPEN DISCUSSION FOR ISSUES NOT ON THE AGENDA

7a) Correspondence Received – none

7b) Planning Commission Members – McMahon discussed various courses that he has taken and received certification on. One includes becoming a certified Professional Emergency Manager, which could provide the township certain future opportunities with regards to grants. He suggested that this was an opportunity to receive favorable publicity for the township and for the Planning Commission. He requested that a photo-op be allowed at the July Planning Commission meeting. No Planning Commission member objected and there was unanimous support for the idea. Tobler suggested that this should first be approved by the Township Board. McMahon to provide Tobler with a written description to be presented to the Board by McMahon.

7c) Members of the Audience – none

8) REPORT OF TOWNSHIP BOARD REPRESENTATIVE – none

9) REPORT OF ZONING BOARD OF APPEALS REPRESENTATIVE – none

10) REPORT OF THE PLANNING CONSULTANT – none

11) ADJOURNMENT

Motion by LaFuente, supported by Keefe, to adjourn. Vote was unanimous for approval. Meeting adjourned at 7:18 PM.

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