

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

1) CALL TO ORDER - The Regular Meeting of the Augusta Township Planning Commission was called to order by Secretary Tobler on Wednesday, March 17, 2010 at 6:30 PM.

2) ROLL CALL

Members present: Keefe, LaFuente, McMahan, Richardson, Selter, Tobler. Excused: Chie. Also present: Planner Laura Kreps. Tobler chaired the meeting in the absence of Chairman Chie.

3) APPROVAL OF MINUTES

Motion by LaFuente, supported by Selter, to approve the minutes of the February 17, 2010 meeting as presented. Ayes: LaFuente, McMahan, Richardson, Selter, Tobler. Nays: none. Abstain: Keefe (due to absence at the February meeting).

4) APPROVAL OF AGENDA

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

5) PUBLIC HEARINGS

5a) Rezoning of Lincoln Farms Properties from PUD to AR

Motion by Keefe, supported by Selter, to open the public hearing for the rezoning of the Lincoln Farms properties located at Bemis and Whittaker Roads. Vote was unanimous for approval.

Laura Kreps and Tobler gave a synopsis of the history of the site and the sale of the property to farmer Larry Roome. The sale was conditioned upon the termination of the Lincoln Farms PUD and rezoning of the property to AR. Further, the zoning ordinance calls for possible rezoning of an expired PUD. Rezoning back to the original zoning (in this case AR) is logical.

Kathy Szabo spoke in favor of the rezoning and was happy to see property being zoned to AR instead of the other way around. Raymond Johnson (from Ypsilanti) was supportive. Also Dale Goodwin and Thomas Keene. No one spoke against the rezoning.

Motion by Keefe, supported by McMahan, to close the public hearing. Vote was unanimous for approval.

5b) Zoning Amendment (TEXT) Section 3.5 Village Mixed Use Special Uses

Motion by LaFuente, supported by Keefe, to open the public hearing for the consideration of text additions to Section 3.5 Village Mixed Use Special Uses. Vote was unanimous for approval.

Laura Kreps gave the background and the intent to add two Special Land Uses, namely (q) Feed Mill and (r) Seasonal agricultural product sales. The addition of "Feed Mill" was intended to make it clear that the existing Willis Feed Mill was amongst the allowed uses in the Village Mixed Uses. Recently, the new proprietors of the Willis Feed Mill have expressed their desire to enable a "farmers market" at and adjacent to the feed mill. This was deemed a desirable special use, and the idea has been supported by various citizens in the past. The current zoning of the feed mill property is SR-1 which does not permit a feed mill. The proprietor of the feed mill was present and asked about the "implications" of the present zoning, proposed zoning, and proposed text change. Tobler explained the history, the intent of each district, and the Planning Commission's desire to make the zoning within the village of Willis to be more "friendly". There were no other public comments.

Motion by Keefe, supported by LaFuente, to close the public hearing. Vote was unanimous for approval.

5c) Zoning Amendment (MAP) Village Mixed Use District for the Village of Willis
Motion by Selter, supported by Keefe, to open the public hearing regarding the rezoning of the Village of Willis to Village Mixed Uses. Vote was unanimous for approval.

Laura Kreps and Tobler provided the background and history for this consideration. The process for determining the proposed map changes was described. Copies of the proposed map were provided. There were no public comments.

Motion by McMahan, supported by Keefe, to close the public hearing. Vote was unanimous for approval.

6) BUSINESS ITEMS

6a) Rezoning of Lincoln Farms Properties from PUD to AR

Laura Kreps reviewed her review letter of March 8, 2010 and especially the “rezoning considerations” and recommendations. There was no new discussion on this subject. Motion by McMahan, supported by Keefe, to recommend approval of the rezoning to the Township Board based on the AR zoning being consistent with current and previous use, the rezoning is consistent with the ordinance requirements for an expired PUD, the rezoning complies with the goals of the Master Plan to promote agriculture, and reasons set forth in the review letter of March 8, 2010. Vote was unanimous for approval.

6b) P.A. 116 Application – Matthew Talladay

Laura Kreps reviewed the application and the “approval procedures” outlined in the generic review letter from January 14, 2009. Motion by Tobler, supported by LaFuente, to recommend to the Township Board the approval of the PA116 application number 2010-1 for 10 years for Matthew Talladay for property located at 9980 Pitman Road, parcel code T-20-08-300-009, 28.04 acres. The Planning Commission finds that the application is complete and meets the Land Eligibility Qualifications of being at least 5 acres but less than 40 acres in size, with more than 51% of the land being agriculturally involved and that the land produces a gross annual income in excess of \$200 per tillable acre. 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.

6c) Zoning Amendment (TEXT) Section 3.5 Village Mixed Use Special Uses

The purpose of the proposed text amendment is to ensure that existing and desirable uses are included in as permitted or special uses. As this has been discussed thoroughly in previous meetings and during the Public Hearing, there was no further discussion. Motion by Keefe, supported by McMahan, to recommend to the Township Board the adoption of the text changes to include (q) Feed Mill and (r) Seasonal agricultural product sales. Vote was unanimous for approval.

6d) Zoning Amendment (MAP) Village Mixed Use District for the Village of Willis

Laura Kreps reviewed her review letter of March 8, 2010, including the list of parcels, their current zoning and the “Rezoning Considerations”. There was no further discussion.

Motion by Keefe, supported by LaFuente, to recommend to the Township Board the rezoning of the Village of Willis to “Village Mixed Uses” according to the proposed zoning map. Vote was unanimous for approval.

7) OPEN DISCUSSION FOR ISSUES NOT ON THE AGENDA

7a) Correspondence Received – none

7b) Planning Commission Members – Selter raised for discussion the desire of Bobby Maxwell (present) to build a pole barn on his property on Tuttle Hill at Macey Road, where the pole barn would be used for the storage of personal equipment, but also would be used for inside rental storage for up to 3 recreational vehicles. Tobler related recent conversation with Mr. Maxwell summarizing his intentions and some of the basic ordinance requirements. Mr. Maxwell was present to hear of any initial concerns that the Planning Commission might have. The purpose of “Special Land Uses” and the potential of conditions were briefly discussed.

Dave McMahon raised the question of the Land Use Plan and the date of last update (adopted December 14, 2004 and amended on July 24, 2007), and the need to review and update the plan every 5 years. Planning Commission members discussed the 5 year requirement and by what means the review would take place at a future meeting, but recognized that the review should take place this calendar year based upon the adoption date.

7c) Members of the Audience – none

8) REPORT OF TOWNSHIP BOARD REPRESENTATIVE – Tobler discussed the current 2010-2011 budget status and the reality that the available budget for the Planning Commission was likely to be reduced from previous years.

9) REPORT OF ZONING BOARD OF APPEALS REPRESENTATIVE – none

10) REPORT OF THE PLANNING CONSULTANT – none

11) ADJOURNMENT

Motion by Keefe, supported by Selter, to adjourn at 7:20PM. Vote was unanimous for approval.

Respectfully submitted,



William E Tobler, Secretary
Planning Commission