

**AUGUSTA CHARTER TOWNSHIP
PLANNING COMMISSION
MAY 19, 2010
MINUTES**

1) CALL TO ORDER - The Regular Meeting of the Augusta Township Planning Commission was called to order by Secretary Tobler on Wednesday, May 19, 2010 at 6:30 PM.

2) ROLL CALL

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

3) APPROVAL OF MINUTES

Motion by Keefe, supported by McMahon, to approve the minutes of the March 17, 2010 meeting as amended. McMahon requested that a paragraph be added to reflect a discussion regarding the updating of the Master Plan, namely: "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 in 2004." Ayes: Keefe, McMahon, Selter, Tobler. Nayes: none.

4) APPROVAL OF AGENDA

Motion by Tobler, supported by McMahon, to approve the agenda as presented, with spelling corrections. Vote was unanimous for approval.

6) BUSINESS ITEMS

6a) PA116 Application 2010-4: Larry Roome – Rosbolt and Hitchingham Roads

Planner Laura Kreps reviewed the application and the "approval procedures" outlined in the generic review letter from January 14, 2009. She described the standards for review. For the subject application, the application was found to be complete and met the required standards.

Motion by Tobler, supported by McMahon, to recommend to the Township Board the approval of the PA116 application number 2010-4 for 10 years for Larry Roome for property located at 7270 Rosbolt Road, parcel code T-20-16-300-001, 40.00 acres. The Planning Commission finds that the application is complete and meets the Land Eligibility Qualifications of being an application of 40 acres or more with more than 51% of the land agriculturally active. The property meets the intent of the Augusta Charter Township Master Plan by meeting the first expressed goal to "Preserve the rural character of Augusta Charter Township through management of growth and preservation of natural resources and active farming", and by its location in the area planned as "Agricultural Preservation Overlay Area", Map 8a. Vote was unanimous for approval.

6b) PA116 Application 2010-2: Larry Roome – Judd and McCrone Roads

For the subject application, the application was found to be complete and met the required standards. McMahon raised the question as to whether the property was within 3 miles of Milan City, and if so, a notification should be sent to Milan City Council. Tobler later confirmed the distance to be slightly less than 3 miles.

Motion by Tobler, supported by Keefe, to recommend to the Township Board the approval of the PA116 application number 2010-2 for 15 years for Larry Roome for property located at McCrone Road at Judd

Road, parcel code T-20-18-200-001, 46.86 acres. The Planning Commission finds that the application is complete and meets the Land Eligibility Qualifications of being an application of 40 acres or more with more than 51% of the land agriculturally active. The property meets the intent of the Augusta Charter Township Master Plan by meeting the first expressed goal to "Preserve the rural character of Augusta Charter Township through management of growth and preservation of natural resources and active farming", and by its location in the area planned as "Agricultural Preservation Overlay Area", Map 8a. Vote was unanimous for approval.

6c) PA116 Application 2010-3: Larry Roome – Bemis and Whittaker Roads

For the subject application, the application was found to be complete and met the required standards.

Motion by Tobler, supported by Selter, to recommend approval of the PA116 application #2010-3 for 12 years by Larry Roome for properties located at Whittaker and Bemis Roads, 231.77 acres. The Planning Commission finds that the application is complete and meets the Land Eligibility Qualifications of being an application of 40 acres or more with more than 51% of the land agriculturally active. The property meets the intent of the Augusta Charter Township Master Plan by meeting the first expressed goal to "Preserve the rural character of Augusta Charter Township through management of growth and preservation of natural resources and active farming". Vote was unanimous for approval.

7) OPEN DISCUSSION FOR ISSUES NOT ON THE AGENDA

7a) Correspondence Received – Notice of Master Plan updates by Van Buren Township

7b) Planning Commission Members – Selter raised for discussion the ongoing problems of heavy truck parking at the corner of Bunton and Judd. The last known violation notice was sent about 2 years ago. Laura Kreps to ask Zoning Administrator Ralph Pasola regarding status.

Selter also asked about any change of status regarding Bobby Maxwell's pole barn. Tobler related conversation with Mr. Maxwell where he stated that he had put aside intentions to rent space for RV storage, and to build the pole barn for his personal use. For personal use, no Planning Commission action is required.

McMahon indicated that he had successfully completed the Citizen Planner training and had received his Certificate. He recommended the program to other P.C. members.

7c) Members of the Audience – Karen Durham, Willis Mill

Karen Durham was present to represent herself and Robert Durham. They wish to provide a "Farmers' Market" on the grounds of the Willis Feed Mill at 10200 Railroad Street. The Farmers' Market would be for local farmers and vendors, and would include home grown produce, vegetables and flowers. Other sales might include home crafts, rustic signs and holistic veterinary materials. All products would be preapproved by management. Hours of operation would be Saturday 10am to 5pm, and Sunday 12pm to 4pm, from the Memorial Day weekend through October. Space for 8 to 10 six foot tables would be provided within the existing fenced area to the west of the mill. No tents or permanent structures are involved, although a vendor may set up a canopy, to be taken down at close of business on Sundays. The vendors will park on the east of the mill near the railroad tracks, leaving the rest of the area for public parking. Ms. Durham provided a set of Operating Rules attached to and made part of these minutes.

Laura Kreps indicated that she was comfortable with the description as being allowed under the current grandfathered use. The current zoning ordinance requires an annual Zoning Compliance Permit, which would be applied here as well.

Motion by Tobler, supported by Keefe, to administratively approve the request by Willis Feed Mill proprietors Robert and Karen Durham to operate a "Farmer's Market" limited in scope to that described

above and by the Operating Rules attached to these minutes. This approval is in consideration that the Willis Feed Mill has been in operation in its current location since well before the creation of the Augusta Township Zoning Ordinance. The Planning Commission retains jurisdiction and may require a formal Special Land Use permit application in the event that a nuisance is created or if the "Farmers' Market" is to be expanded beyond the current proposal. An annual Zoning Compliance Permit will be obtained before operations each year. Vote was unanimous for approval.

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 Selter, supported by Keefe, to adjourn at 7:29PM. Vote was unanimous for approval.

Respectfully submitted,



William E Tobler, Secretary
Planning Commission