

**AUGUSTA CHARTER TOWNSHIP
PLANNING COMMISSION
OCTOBER 21, 2009
MINUTES**

1) CALL TO ORDER - The Regular Meeting of the Augusta Township Planning Commission was called to order on Wednesday, October 21, 2009 at 6:30 PM.

2) ROLL CALL

Members present: Chie, Keefe, LaFuente, McMahon, Selter, Tobler. Excused: Richardson. Also present: Planner Laura Kreps.

3) APPROVAL OF MINUTES

Motion by LaFuente, supported by Keefe, to approve the minutes of the September 16, 2009 meeting as presented. Vote was unanimous for approval.

4) APPROVAL OF AGENDA

Motion by Keefe, supported by LaFuente, to approve the agenda as presented. Vote was unanimous for approval. As Mr. Robert Schultz was in attendance, Chairman Chie proposed to first hold the Rezoning public hearing agenda item 5c (Rezoning of Schultz Properties from PUD to AR) immediately followed by the Business Items agenda item 6c (Rezoning of Schultz Properties from PUD to AR), and then consider the remaining public hearings and business items.

5) PUBLIC HEARINGS

5a) Zoning Amendment Section 3.5 Village Mixed Use Special Uses

Motion by Tobler, supported by Keefe, to open the Public Hearing at 6:40pm. Vote was unanimous for approval. There was no one in attendance. Motion by Tobler, supported by Keefe, to close the Public Hearing at 6:40pm. Vote was unanimous for approval.

5b) Zoning Amendment Section 12 Planned Unit Development – Procedures for Review and Approval

Motion by Keefe, supported by Tobler, to open the Public Hearing at 6:41pm. Vote was unanimous for approval. There was no one in attendance. Motion by Tobler, supported by Keefe, to close the Public Hearing at 6:41pm. Vote was unanimous for approval.

5c) Rezoning of Schultz Properties from PUD to AR

Motion by Keefe, supported by LaFuente, to open the Public Hearing at 6:33pm. Vote was unanimous for approval. Mr. Robert Schultz was in attendance. Tobler indicated that he had received one email contact about this public hearing from a Ypsilanti Township resident; response was provided by email. No additional follow-up. McMahon asked whether a “findings of fact” was required. Tobler said “somewhat”, in particular the relationship of the rezoning to the Master Plan. Laura Kreps indicated that her written report provided some discussion as well. As there were no other questions from the audience, motion by Keefe, supported by Tobler, to close the Public Hearing at 6:34pm. Vote was unanimous for approval.

6) BUSINESS ITEMS

6a) Zoning Amendment Section 3.5 Village Mixed Use Special Uses

Laura Kreps discussed the proposed changes to the existing text which is to add some additional Permitted Uses. The current proposal does not change the Map, which would be the subject of a future

Public Hearing. Tobler explained the purpose of the new Village Mixed Use section created in 2007, which was to address the hodge-podge of existing zoning and uses in Willis and Whittaker and to make the villages more “zoning friendly” for evolving uses. The current proposed changes were to include in the Permitted Uses Section all of the existing uses so that no new problems are created. McMahon asked about the required public notification of the changes and documentation of same. Motion by LaFuente, supported by Keefe, to recommend to the Township Board the approval of the proposed text changes for Section 3.5. Vote was unanimous for approval.

6b) Zoning Amendment Section 12 Planned Unit Development – Procedures for Review and Approval
Kreps reviewed the proposed changes to the text. One was to correct a typographical error. The other changes were to modify the procedures for renewal of the application to generally allow only one renewal, although exceptions could be permitted. Also language was added to indicate that the property may be appropriately rezoned by the township if a PUD application has expired. Tobler indicated that the need for the text changes was first introduced at the 2008 Strategic Planning meeting, where it was noted that some PUD applications have remained dormant for many years. Motion by Keefe, supported by McMahon, to recommend the changes to the Section 12 Planned Unit Development Procedures to the Township Board. Vote was unanimous for approval.

6c) Rezoning of Schultz Properties from PUD to AR

Tobler indicated that the Master Plan currently calls for the property to be high density single family as part of the Urban Service District. When the Master Plan was modified in 2004, the Plan was made to reflect the “realities” at that time of existing PUD applications, and the Urban Service District was created to service the expected developments. The Urban Service District has now fallen apart as the PUD applications have gone away with the needed funding for the Urban Service District. When the County Planning approved the PA116 application, they recommended that Augusta Township consider modifying its Master Plan to reflect this change as a new reality. Laura Kreps has made the same recommendation in her written report. Throughout the Master Plan, the preservation of farmland is strongly emphasized. Hence the proposed rezoning is consistent with the text of the Master Plan, but a subsequent map change should be made in the future. Kreps pointed out that the proposed use is consistent with neighboring uses and is not creating any new conflicts. The rezoning of the property from PUD to AR was also a condition of the sale of the property from Biltmore to Mr. Schultz. Motion by Tobler to recommend to the Township Board the approval of the requested rezoning from PUD to AR for Mr. Robert Schultz, that the Planning Commission finds that the rezoning is consistent with the text of the Master Plan to preserve farmland, that the proposal is compatible with neighboring uses and is compatible with the existing use and past use of the subject parcels. Motion supported by Keefe. Vote was unanimous for approval.

7) OPEN DISCUSSION FOR ISSUES NOT ON THE AGENDA

7a) Correspondence Received – none

7b) Planning Commission Members – Tobler discussed the need for a new section of zoning text that would address “wind power” installations. Our current ordinance is silent on this topic, which means that wind power installations are not permitted per Section 3.3.A.1. Tobler related an incident in Exeter Township where a 3 bladed windmill shed its blades through the wall of a neighboring house. One of the purposes of a zoning ordinance is to provide for the general public safety. Other information provided were handouts on a particular windmill design, its economic payback, a map of Michigan showing the availability of adequate wind for power generation, and the failed research results (insufficient wind) obtained at the Washtenaw County test site with an 80 meter tower.

Sample ordinances will be provided in the future.

Selter asked about the maintenance of township gravel roads. Judd Road near the railroad tracks was almost impassible after the recent rains.

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 Keefe, supported by LaFuente, to adjourn. Vote was unanimous for approval. Meeting adjourned at 7:11pm.

Respectfully submitted,

A handwritten signature in black ink that reads "William E. Tobler". The signature is written in a cursive style with a large initial 'W' and 'T'.

William E Tobler, Secretary
Planning Commission