

**AUGUSTA CHARTER TOWNSHIP
PLANNING COMMISSION
SEPTEMBER 21, 2011
MINUTES**

1) CALL TO ORDER - The Regular Meeting of the Augusta Township Planning Commission was called to order on Wednesday, September 21, 2011 at 6:30 PM.

2) ROLL CALL

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

3) APPROVAL OF MINUTES

Motion by Keefe, supported by Selter, to approve the minutes of the July 20, 2011 meeting as submitted. Vote was unanimous for approval.

In the July meeting, Keefe had questioned how long the land being considered for rezoning had been planned as residential. Tobler found in his records the "Augusta Township 2000" land use plan adopted on August 14, 1984. In this plan, the area in question was planned for low-density urban residential (1 to 4 dwelling units per acre).

Motion by Keefe, supported by Tobler, to approve the minutes for the cancelled August 2011 meeting. Vote was unanimous for approval.

4) APPROVAL OF AGENDA

Motion by Selter, supported by Thornton, to approve the agenda as submitted.

5) PUBLIC HEARINGS – none

6) BUSINESS ITEMS

Planner Laura Kreps reviewed the applications and the "approval procedures" outlined in the generic review letter from January 14, 2009. She described the standards for review.

6a) PA #2011-2

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 2011-2 for 10 years for R.E.J.L. Schultz, LLC for property located on Willis Road near Pitman Rd, parcel code T-20-05-300-005, 102.99 acres. The Planning Commission finds that the application is complete and meets the Land Eligibility Qualifications of being greater than 40 acres and with more than 51% of the land being agriculturally involved. Further, the property meets the intent of the Augusta Charter Township Master Plan by its location in the area planned as "Agriculture" on the Agricultural Preservation Overlay Map 8a. Vote was unanimous for approval.

6b) PA #2011-3

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

Motion by Tobler, supported by Thornton, to recommend to the Township Board the approval of the PA116 application number 2011-3 for 10 years for R.E.J.L. Schultz, LLC for property located on Willis Road east of Whittaker Rd, parcel code T-20-03-400-017, 28.98 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 and with more than 51% of the land being agriculturally involved, and the agricultural

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 adjacent to the area planned as "Agriculture" on the Agricultural Preservation Overlay Map 8a and with a portion of the property within this area. Vote was unanimous for approval.

6c) PA #2011-4

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

Motion by Tobler, supported by Selter, to recommend to the Township Board the approval of the PA116 application number 2011-4 for 10 years for R.E.J.L. Schultz, LLC for property located on Whittaker Road north of Judd Rd, parcel codes T-20-09-400-013, T-20-09-400-016, T-20-09-400-012, 30.90 combined 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 and with more than 51% of the land being agriculturally involved, and the agricultural 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" on the Agricultural Preservation Overlay Map 8a. Vote was unanimous for approval.

6d) PA #2011-5

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

Motion by Tobler, supported by Thornton, to recommend to the Township Board the approval of the PA116 application number 2011-5 for 10 years for R.E.J.L. Schultz, LLC for property located on Judd Road at Tuttle Hill Rd, parcel code T-20-10-400-001, 118.25 acres. The Planning Commission finds that the application is complete and meets the Land Eligibility Qualifications of being greater than 40 acres and with more than 51% of the land being agriculturally involved. Further, the property meets the intent of the Augusta Charter Township Master Plan by its location in the area planned as "Agriculture" on the Agricultural Preservation Overlay Map 8a. Vote was unanimous for approval.

7) OPEN DISCUSSION FOR ISSUES NOT ON THE AGENDA

7a) Correspondence Received – notice of seminar in Monroe on Site Plan Review

7b) Planning Commission Members – Tobler provided copies of the Excel printout of the PA 116 parcels in Augusta Township through 2010. It does not include the 5 parcels approved in 2011. This was obtained from the State's office of farmland preservation.

7c) Members of the Audience – none

8) REPORT OF TOWNSHIP BOARD REPRESENTATIVE – none

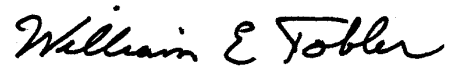
9) REPORT OF ZONING BOARD OF APPEALS REPRESENTATIVE –

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 6:54 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