

CHARTER TOWNSHIP OF YORK  
PLANNING COMMISSION  
REGULAR MEETING  
YORK TOWNSHIP HALL  
October 8, 2007

A regular meeting of the Planning Commission of the Charter Township of York was held at 11560 Stony Creek Road on Monday, October 8, 2007. Chairperson Shearer called the meeting to order at 7:30 P.M.

MEMBERS PRESENT: Jane Kartje, Paolo Visioni, Sandy Shearer, Joan Alexander, John Hargrove, Aimee Kay, Keith Fineberg.

MEMBERS ABSENT: None

OTHERS PRESENT: Don Pennington and Rodney Nanney of Don Pennington Land Use Planning and Consulting, Michael Peterson, Nowak & Fraus, list on file.

DETERMINATION OF A QUORUM

A quorum was present.

ADOPTION OF AGENDA

Motion by Kartje, seconded by Hargrove to adopt the agenda as amended.

Motion carried: 7-0-0

APPROVAL OF MINUTES

Motion by Alexander seconded by Hargrove to approve the minutes of the September 24, 2007 regular meeting as amended.

Motion carried: 7-0-0

CALL TO PUBLIC

None

CORRESPONDENCE

Motion by Kartje, seconded by Alexander to accept the correspondence and place it on file.

Motion carried: 7-0-0

REPORTS

Report of Chairperson

None

Report of Township Board Representative

The Board has not met since our last meeting however Commissioner Kartje reported the following:

1. Commissioner Kartje attended the Michigan Township Association Fall District Meeting regarding consolidation of Michigan's Planning & Zoning Acts and provided copies of the presentation to the Planning Commission members.

2. Commissioner Kartje attended the Saline Sustainability Circle meeting that presented a speaker from Michigan State University. The topic included, "Small Towns can be Cool."

Report of Zoning Board of Appeals

None. Has not met since last Planning Commission meeting.

Report of Planning Consultant

Given under old business.

Report of Engineering Consultant

Given under old business.

Report of Parks Committee Representative

1. Commissioner Visioni reported that the Committee is waiting for feedback regarding issues related to the tree removal at Sandra Richardson Park.

2. Toyota provided assistance for National Public Lands Day with approximately 40 volunteers in planting trees and landscaping at Sandra Richardson Park. Toyota has indicated that they would like to have additional participation with this event in the spring and fall. The sheriff's Department also participated with this event.

3. The C.A.R.E.S. grant application for the Environmental Education /Passive Recreation Area (EERPA) is in progress.

4. A storage building is wanted at Sandra Richardson Park by the Parks & Recreation Committee.

5. Joan Black from the Citizens Environmental Advisory Committee attended their last meeting and discussed the possibility of a Grant from the Wildflower Association to be used for the Mary McCann Park EERPA.

Report of Zoning Official

None.

OLD BUSINESS

1. Bemis Farms SUP Site Plan Review.

Mr. Patrick Carmody, representing Bemis Farms presented a brief presentation on the timeline for the SUP review. He also clarified items with regard to their updated site plan and information relevant to the State of Michigan License for the Day Care Facility.

Mr. Peter Preston, project planner, representing Bemis Farms gave a brief overview of the current site plan. He also had an updated site plan for presentation purposes that depicted additional changes that will be submitted in the near future.

Mr. David Kudwa, project engineer representing Bemis Farms presented the storm water management for the site.

Mr. Peterson, representing York Township reviewed items to be addressed as outlined in his review letter dated October 1, 2007.

Mr. Pennington, representing York Township reviewed items to be addressed as outlined in his review letter dated September 28, 2007.

Commissioner Kartje asked when the next revised plan will be submitted.

Commissioner Shearer stated that a narrative needs to be submitted with the corrected plans describing the changes to the new plan compared to last plan.

Issues regarding, lighting, landscaping, and fencing were discussed. With regard to landscaping it was noted that conifers could be staggered and should be no less than five (5) feet in height around the storm water basin area. Commissioners discussed different types of fencing.

Mr. King indicated that a gate has been constructed to secure the existing fence that is positioned adjacent to the parking lot area. SUGGESTIONS WERE MADE REGARDING BOARD FENCES, WIRE FENCES OR A COMBINATION OF THE TWO.

Chairperson Shearer called a short recess at 9:02 pm. Reconvened at 9:12 pm.

Further discussion regarding the site plan with respect to storm water management continued.

Commissioner Kay asked for clarification with regard to the Natural Features. She asked if the wetland boundary that had been demarcated by the petitioner's wetland consultant had been surveyed.

Mr. Kudwa indicated that the wetland boundary was surveyed and will be shown on the next submitted plan.

Commissioner Kay stated that the storm water basin should be designed to avoid as much impact as possible to the wetland and woodland areas.

Bemis Farms representatives indicated that a revised plan will be submitted reflecting additional changes and brought before the Planning Commission.

## 1. ZONING AMENDMENT DISCUSSION

Commissioners discussed the Wireless revisions that were dated September 15, 2007.

NEW BUSINESS

None.

COMMENTS FROM THE COMMISSION

Commissioner Kay mentioned that the Parks & Recreation Committee has done an outstanding job in preparing the Mary McCann Park Outdoor Environmental Education plans. She mentioned that three Grant applications have been made to further the goals that will benefit the residents of this community.

FINAL CALL TO PUBLIC

Valeri Lochocki stated that she would recommend that the Planning Commission consider the board fencing as sufficient for Bemis Farms SUP.

Sarah Corvana stated that she recommends that the existing fencing at Bemis Farms remain as the type of fencing to be used throughout the Day Care Facility.

Bill Brinkley, stated that the existing fence is sufficient and that it adds to the ambiance of the surrounding area.

NEXT REGULAR MEETING

October 22, 2007 at 7:30 p.m.

ADJOURNMENT

Motion by Visioni, seconded by Alexander to adjourn the meeting at 9:42 p.m.

Motion carried: 7-0-0

Respectfully Submitted,

Aimee Kay  
Planning Commission Secretary

Approved minutes prepared by Aimee Kay, Planning Commission member, Charter Township of York.

For additional York Township information visit our website at [www.twp-york.org](http://www.twp-york.org)