

**CHARTER TOWNSHIP OF YORK PLANNING COMMISSION
REGULAR MEETING - JULY 14, 2008, MINUTES
YORK TOWNSHIP HALL**

CALL TO ORDER

Chairperson Alexander called the meeting to order at 7:30 P.M.

ROLL CALL

Present: Joan Alexander, Keith Fineberg, John Hargrove, Jane Kartje, Aimee Kay, Paolo Visioni.

Absent: Sandy Shearer

Others Present: Rodney Nanney & Don Pennington of Land Use Planning and Consulting; Mike Peterson of Nowak & Fraus, Carl Girbach, Township zoning official.

DETERMINATION OF A QUORUM

A quorum was present.

ADOPTION OF AGENDA

Motion by Kartje, seconded by Kay to adopt the agenda as presented.

Motion carried: 6-0-1

APPROVAL OF MINUTES

Motion by Visioni, seconded by Fineberg to approve the minutes from the June 23, 2008 Regular Meeting as presented.

Motion carried: 6-0-1

CALL TO PUBLIC

No one from the audience chose to speak.

CORRESPONDENCE

No correspondence received

REPORTS

Report of Chairperson

None

Report of Township Board Representative

Kartje reported that the Board met on July 8, 2008. The Board held the first reading of the Ordinance governing Wind Energy Conversion systems. The Board went into a closed hearing regarding York Crossing LLC. The project to build benches and trail markers at Richardson Park was approved by the Board to be completed by Eagle Scout, Michael Hable. The Board approved a waiver for the 3000 ft. separation requirement between towers with respect to the 800 MHz tower petition. Approval was also given to renew SEMCOG membership. Trustee Bulmer expressed concerns that the contract to mow park grasses was not being adequately monitored and called for a more detailed invoice. The Parks Committee requested a joint meeting with the Board to discuss the Park Master Plan to be held September 9, 2008.

Report of Zoning Board of Appeals

None

Report of Planning Consultant:

None

Report of Engineering Consultant

None

Report of Parks Committee Representative

Visioni reported a meeting with the attorney representing Milan Crossing, LLC regarding remediation of cut trees and mentioned the Bridge Walk event scheduled for Labor Day.

Report of Citizens Environmental Advisory Committee

Kay reported on plans for a membership drive.

Report of Zoning Official

None

PUBLIC HEARING

None

NEW BUSINESS

None

OLD BUSINESS

Mirage Lake PUD

Jeff Dobson of Dickenson Wright appeared for the petitioner and presented a letter requesting reopening the matter of Mirage Lake's application of approval of a Phase IV Site Plan.

Consultant Nanney suggested that because documents had been submitted at different times, sometimes with conflicting information, the petitioner should resubmit all operative documents in the interest of clarity.

Alexander stated that the procedure required was a new application with new application fees and procedures to apply as this is a separate, new application. Any fees already paid apply to earlier actions and procedures and are non-refundable. Alexander left it to the petitioner whether to resubmit all pertinent and current documentation, as suggested by Nanney,

Motion by Hargrove, seconded by Visioni to go into closed session with Township attorney, Victor Lillich, to discuss his attorney opinion letter regarding Mirage Lake PUD, phase 4.

Motion carried: 6-0-1

The closed session began at 7:55 pm.

The meeting reconvened at 8:48 pm.

Alexander instructed the petitioner that a new application was needed. If the application was received prior to the next meeting, the petitioner would be placed on the July 28 agenda.

Alexander called a 5 minute recess at 8:50 pm.

The meeting reconvened at 8:55 pm.

Zoning Discussion

Zoning Officer Girbach stated his concerns regarding the description of Nursery operation in the proposed Zoning Ordinance amendments. The Commission agreed to limit the Nursery

business activity to exclude unnecessary equipment for plant installation from the premises. It was further agreed to include language allowing the business to seek a special use permit if expansion occurred that required the use and maintenance of such equipment.

The Commission discussed Article 40 considered changes including:

- The limitation of Bed & Breakfast operations seemed appropriate due to well and septic capacities.
- Clarification language was requested with respect to distances between multi-family buildings.
- Language will be added by consultants to relax limitations governing "compatibility" to allow for creative design in the Township and to enable the incorporation of energy-efficient technologies within residential buildings.
- Minimum square footage of less than 3 bedroom single family dwellings was discussed

NEW BUSINESS

None

ANNOUNCEMENTS FROM THE COMMISSION

It was agreed to convene at 6:30 on July 28, 2008 to engage in a work session.

FINAL CALL TO PUBLIC

None

NEXT REGULAR MEETING

July 28, 2008 at 7:30 p.m.

ADJOURNMENT

Moved by Fineberg, seconded by Kay:

Motion to adjourn. Motion carried 6-0-1

The meeting adjourned at 10:00 p.m.

Keith Fineberg
Planning Commission Secretary

Prepared by Keith Fineberg, June 24, 2008
Date approved: July 28, 2008