

**CHARTER TOWNSHIP OF YORK  
PLANNING COMMISSION  
REGULAR MEETING  
YORK TOWNSHIP HALL  
March 10, 2008**

**CALL TO ORDER**

Chairperson Shearer called the meeting to order at 7:33 P.M.

**ROLL CALL**

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

**Absent:** None

**Others Present:** Don Pennington and Rodney Nanney of Land Use Planning and Consulting. List on file.

**DETERMINATION OF A QUORUM**

A quorum was present.

**ADOPTION OF AGENDA**

Moved by Member Visioni, seconded by Member Hargrove:  
Motion to approve the agenda as amended

**VOICE VOTE ON AGENDA ADOPTION MOTION MADE BY MEMBER VISIONI AND SECONDED BY MEMBER HARGROVE:**

**Motion carried: 7-0-0**

**APPROVAL OF MINUTES**

**Motion to approve the minutes of the February 25, 2008 Planning Commission minutes as amended.**

**VOICE VOTE ON FEBRUARY 25, 2008 MINUTES APPROVAL MOTION MADE BY MEMBER ALEXANDER AND SECONDED BY MEMBER FINEBERG:**

**Motion carried: 7-0-0**

**CALL TO PUBLIC**

No one from the audience wished to speak.

**CORRESPONDENCE**

Motion by Kartje, seconded by Hargrove to accept the correspondence and place it on file.  
Motion carried: 7-0-0

**REPORTS**

**Report of Chairperson**

None

**Report of Township Board Representative**

Commissioner Kartje reported that Commissioners Hargrove and Visioni are recommended for re-appointment to the Planning Commission since their terms expire this month.

**Report of Zoning Board of Appeals**

None, has not met since our last meeting.

**Report of Planning Consultant**

Given under old business

**Report of Engineering Consultant**

Given under old business

**Report of Parks Committee Representative**

Commissioner Visioni stated that Earth Day event is being held on April 19<sup>th</sup>, 2008 for the public.

**Report of Citizens Environmental Advisory Committee**

Commissioner Kay reported that the Earth Day Committee is accepting volunteers to assist for the event. Also, Jean Brown will be considered for appointment to the Citizens Environmental Advisory Committee at the April 8<sup>th</sup> Township Board Meeting.

**Report of Zoning Official**

Not present

**NEW BUSINESS**

None

**OLD BUSINESS**

**VOICE VOTE TO REMOVE MIRAGE LAKE FROM THE TABLE MOVED BY MEMBER ALEXANDER AND SECONDED BY MEMBER KARTJE:**

**Motion carried: 7-0-0**

**1. Mirage Lake Discussion**

Mr. Timothy Stoepker representing Desert Sand Inc. gave a brief overview of the proposed Mirage Lake project. He read from an application submitted on October 24, ~~2008~~ 2007 requesting an extension of time for final site plan submission for phase 4 pursuant to section 43.12 of the zoning ordinance as well as an amendment to the area plan to approve phase 4 with a common septic system. They have met with staff and outside consultants and are requesting an extension of time to submit the final site plan phase 4, seek an amendment to the area plan with the objective of receiving site plan approval for phase 4. The history of the site is such that ~~lots 27 and~~ lots 52-58 were not approved for individual septic systems by the County Health Department. The applicant is seeking a common septic system on site 27. He stated that the Condominium Association has approved this concept.

Don Pennington, planning consultant for York Township stated that this review needs to consider the request for extension of time for final site plan submittal, the amendment to the area plan, whether or not the amendment is major or minor and compliance with Township Zoning Ordinance. He further stated that due to the complexity of the history of this project and all the issues before Commission he would recommend that he issue another report before the submittal returns to the Commission for review.

Michael Peterson, from Nowak & Fraus, Township engineer referred to his review letter dated June 8, 2007. He stated that his January 10<sup>th</sup>, 2008 review letter still applies.

### **Discussion**

The Planning Commission held discussion. There was concern that the petitioner did not communicate with the township about the status of the project since 2005.

Mr. Stoepker stated that since there was no Private Community Wastewater System ordinance in place locally and the County and MDEQ reviews took all of that time. He said that there were significant reviews at those levels that delayed their submittal.

The Planning Commission continued discussion regarding underground community systems as well as the timeline extension process and clarification on how to proceed on this submittal. Concern was expressed regarding this submittal, because a previous submittal for a time extension had already been denied. Commissioners discussed the area plan as well as the different phases of the development.

Due to the complexity of this site and the large amount of time that has passed since the project has been before the commission for the previous phases, additional information should be submitted by the Planning Consultant to assist with this review.

Moved by Member Alexander, seconded by Member Fineberg: **Motion to postpone the Mirage Lake Phase 4 application until April 14, 2008 to give adequate time to do research, gather data and give the Planning Consultant time to prepare a report.**

### **ROLL CALL VOTE ON MIRAGE LAKE, POSTPONEMENT MOTION MADE BY MEMBER ALEXANDER AND SECONDED BY MEMBER FINEBERG:**

**Motion carried 7-0**

### **2. Annual Report Discussion**

Commissioners discussed adding all training and seminars attended by Commissioners to the annual report. It was agreed that Commissioners should send this information to Commissioner Hargrove to add to the report.

Commissioner Alexander stated that she will start a list of training for 2008 for next years report.

It was agreed that this item will be added to the next regular scheduled meeting.

### **3. Zoning Discussion**

Mr. Rodney Nanney, Planning Consultant described the progress made after tonight's workshop and said that the Research Park standards will be reviewed next. A goal of working through those standards and other miscellaneous standards is June.

Commissioner Visioni stated concerns about whether or not the zoning ordinance language is strong enough to protect the Township parks. Discussion was held.

Transitional buffers, site plan review standards and current zoning ordinance language were discussed. Also discussed overhangs on decks, porches and roof overhangs, and corner lot clearances.

Some changes were made and it was agreed that the Planning Consultants would provide clean copies at the next regular meeting.

#### **COMMENTS FROM THE COMMISSION**

Commissioner Fineberg stated the Board of Review is now hearing cases.

#### **FINAL CALL TO PUBLIC**

None

#### **NEXT REGULAR MEETING**

March 24, 2008 at 7:30 p.m.

#### **ADJOURNMENT**

Moved by Member Visioni, seconded by Alexander:

**Motion to adjourn. Motion carried 7-0**

The meeting adjourned at 9:47 p.m.

Aimee Kay  
Planning Commission Secretary

Submitted by Aimee Kay, March 19, 2008  
Date approved: April 14, 2008

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