

**CHARTER TOWNSHIP OF YORK TOWNSHIP PLANNING COMMISSION**  
**REGULAR MEETING MINUTES**  
**YORK TOWNSHIP HALL**  
**October 26, 2009**

**Call to Order**

Chairperson Alexander called the meeting to order at 7:30 p.m.

**Roll Call**

Present: John Hargrove, Paolo Visioni, Joan Alexander, Mike Cowhy, Keith Fineberg, Jane Kartje  
Other present: Donald Pennington and Rodney Nanney of Land Use Planning & Consulting.

**Determination of Quorum**

A Quorum was present.

**Adoption of Agenda**

Motion by Fineberg. Seconded by Visioni to adopt the agenda as amended, motion carried 6-0-0.

**Approval of Minutes**

Corrections were made to the minutes of Oct. 12<sup>th</sup>, 2009 meeting. A motion was made by Fineberg, seconded by Visioni to accept the minutes as amended and placed on file. Motion carried 6-0-0.

**Call to Public**

No one spoke.

**Correspondence**

Everyone received the latest edition of the Planning & Zoning News Oct. 2009. Motion to accept correspondence as noted. Motion carried 6-0-0.

**Reports**

**Report of Chairperson.**

The Chairperson reported that the State Revenue is being cut even more. We need to find ways of cutting our spending. One way, would be to have our Planning Consultants present at only one meeting per month, instead of requiring them at each meeting. Following some discussion by Planning Commission members, a motion was made by Kartje, seconded by Fineberg that following discussion by the Planning Commission it has been determined that effective January 2010 Planning Consultants will only attend the first Planning Commission meeting of each month.

For the month of November 2009 the Planning Consultants will not attend any meetings.

For month of December 2009 the Planning Commission has only one meeting scheduled which the Planning Consultants will attend.

This decision has been made due to budget constraints of York Township.

Roll call vote: Hargrove-yes, Visioni – yes, Alexander –yes, Cowhy- yes, Fineberg -yes, Kartje –yes Motion carried 6-0-0.

Last Item: FCC proposed changes in the time line for accepting new cell tower applications. York Township Planning Commission will need to keep up on these new regulations to see if our present requirements will need to be reviewed in the future.

### **Report of Twp Board Representative**

- The board accepted Aimee Kay's resignation
- The board approved a new member to the Township Planning Commission, Mr. Earle Fox. He now needs to be sworn in.
- The board accepted the official financial statement of 2009.
- Report of Planning Consultants – none
- Report of Engineering Consultant – none
- Report of Parks Committee – none
- Report of Environmental Committee – none
- Report of Zoning Official – not present

### **Public Hearing**

None

### **New Business**

None

### **Old Business**

#### **Discussion of Recommendations from Ad Hoc Committee for Special Study of Gun Clubs and Shooting Ranges**

Copies of the revised regulations were distributed to Planning Commission members. All changes were reviewed and accepted and now will be presented at the public hearing.

#### **Calvary Bible Church Proposed Changes to Sign**

Richard Phillips was present to answer any questions regarding the revised drawing. There were no questions to the new drawings, however, there was a question regarding a hand written notation on the plan that did not have an approval stamp next to it.

Motion by Alexander, seconded by Fineberg that the York Township Planning Commission approves the requested changes to the location of the approved sign for Calvary Bible Church and the changes in parking spaces to accommodate the new sign location.

On September 28, 2009 the Planning Commission determined the proposed changes to the sign location for Calvary Bible Church to be a minor change to their approved site plan, per Zoning Ordinance section 54.15.

The Planning Commission, on September 28, 2009, also requested a new drawing showing a new configuration of parking spaces to be eliminated, resulting in a new total number of 171 parking spaces, to accommodate the new sign location; area to be replaced with grass and removal of a tree that will be necessary to make the proposed changes. The applicant has provided this information and the Planning Commission deems that it is acceptable. The Planning Commission is aware of a handwritten note on the submitted plans, regarding a new concrete walk that does not exist on York Township's official copy of the originally approved plan. This notation is not officially recognized by the Planning Commission.

Therefore, the Planning Commission approves the proposed changes to the location of the sign, changes to the parking spaces and changes to the tree that will be affected for Calvary Bible Church as depicted on plans received by York Township on October 9, 2009.

Roll Call Vote:

Hargrove – yes

Visioni – yes

Alexander – yes

Cowhy – yes

Fineberg – yes

Kartje – yes

Motion carried: 6-0-0

**Discussion of Wind Energy Commission.**

Several members of York Township Planning Commission recently attended the Wind Energy Seminar in Ann Arbor to see how Wind Energy might work in the York Township area. They discovered that York Townships' regulations are more restrictive than surrounding areas and that our SUP fees are higher. Conversations centered on regulations specifically in our residential areas. Tower height, blade size, noise, and shadow flicker from the moving blades on any nearby homes. Several other ideas of wind power were discussed also. The board decided to look at other township ordinances before making any new changes to our existing codes.

**Growth Management Plan Review**

Some language changes were made to sections 7.03 and 7.04.

**Announcements from the Commission**

None

**Final Call to Public**

None

**Next Regular Meeting**

November 09, 2009 at 7:30 p.m.

**Adjournment**

Motion to adjourn by Fineberg, seconded by Hargrove – motion carried 6-0-0.  
Planning Commission adjourned at 10:00 p.m.

Prepared by Mike Cowhy

Planning Commission Secretary