

CHARTER TOWNSHIP OF YORK – PLANNING COMMISSION – REGULAR MEETING MINUTES
York Township Hall, 11560 Stony Creek Rd., Milan, MI
January 8, 2018

Chair Cupka called the meeting to order at 7:31 pm. The Pledge of Allegiance was recited.

Roll Call: Dick Cupka, John Hargrove, Tom Gary, Tom Publiski, Frank Rochowiak. Quorum present.

Absent: Paolo Visoni, Jane Kartje.* **Others present:** List on file.

Approval of Agenda: Moved by Hargrove, Seconded by Gary, to approve the agenda. Discussion: none. Aye: 5; Nay: 0; Absent: 2. Carried 5-0-2

Approval of Minutes: Moved by Gary, Seconded by Rochowiak, to approve the December 11, 2017, minutes as presented. Discussion: none. Aye: 5; Nay: 0; Absent: 2. Carried 5-0-2

Call to Public: One Heard.

Correspondence: Planning & Zoning News–November & December 2017. MTA Educational Training Available.

Reports:

Chairperson-Cupka: Commissioner Rochowiak was honored last month, nominated & elected as Conservation Farmer of the Year for the State of Michigan. Supervisor Tellas - Thurs, Jan 18th, 70th Conservation District Annual Meeting/Dinner, open to the public, program and awards presentation.

**(Note: Commissioners Visoni and Kartje arrival, 7:41 pm.)*

Twp Board Rep-Hargrove: December 12, 2017, Board Meeting Minutes on file.

Zoning Boards of Appeals-Kartje: No meeting in December, 2017 or January, 2018.

Planning Consultant-Mr. Paul Lippens for Mr. Sloan - see agenda items.

Engineering Consultant – None - see agenda items.

Township Committees - None. **Township Officials** - None.

New Business:

Nominations for Planning Commission Recording Secretary: Moved by Hargrove, Seconded by Gary, to nominate Commissioner Publiski as Recording Secretary thru the April 23, 2018 meeting; Election of Officers. Discussion: none. Aye: 7; Nay: 0; Absent: 0. Carried 7-0-0

Old Business:

Special Use Permit – Himawari Child Day Care Center; Discussion- Mr. Delphia & Mr. Pearn presented an overview of Minor Site Plan changes submitted just prior to this meeting, not enough time for Township Engineer or Planner to review. Chair Cupka presented a spreadsheet listing comments from the December 11, 2017 Public Hearing; will be on the February 12, 2018 Planning Commission Agenda.

Faust Property-Resolution-Map Amendment, A-1 to PUD & Area Plan: Chair Cupka offered & read aloud, Resolution created by Township Attorney Lillich, and reviewed by Planning Consultant Sloan. Discussion: recommendation to the Board of Trustees required to amend the Zoning Map and approve Area Plan; some support; fragile lands in groundwater recharge areas, developments in conflict with certain agricultural areas in Master Plan cited; people should have a right to develop their land.

Motion by Cupka, Seconded by Publiski, to approve Planning Commission Resolution to Make Report and Recommend Approval of PUD Rezoning Petition and Area Plan Filed by Peters Building Company, Resolution Items 1 thru 7, on the last two pages, referring to Applicant and change the Property owner “SHOULD” to “SHALL”. Discussion: County & State entities would have a say with the development. Roll Call Vote: Hargrove, Nay; Gary–Abstained; Visoni, Nay; Cupka, Aye; Publiski, Aye; Kartje, Nay; Rochowiak, Nay.

Motion failed: 2-4-0-1.

Motion by Cupka, Seconded by Hargrove, to table the Map Amendment, A-1 to PUD & Area Plan (Faust property), to the February 12, 2018 Planning Commission Meeting; to gather information from Township Attorney Lillich and Township Planner Sloan, on Master Plan groundwater recharge Map 3, “Fragile”. Motion carried 7-0-0.

Providence Lane, Private Road application:

Chair Cupka: Letter dated January 2, 2018 from Washtenaw County Water Resources Commission (WCWRC) Project No. 2814, to Engineering Technologies Corp. Discussion. Township Planner Sloan, December 26, 2017 Providence Estates–Site Condominium Development /Providence Lane – Private Road Application Review #2.

Motion by Visioni, Seconded by Gary, to approve a recommendation to the Charter Township of York Board of Trustees that Providence Lane Private Road be approved consistent with the WCWRC requirements as stated in their letter dated January 2, 2018, Project No. 2814, listing four items to be addressed on their plan dated December 4, 2017, request a revised exhibit B plan for their review and *Conclusion & Recommendation* from Planner Sloan review dated December 26, 2017; recommend approval of the private road application, subject to the following conditions:

1. Satisfactory review of the private road easement by the Township Attorney and Township Engineer.
2. That the applicant submit an agreement to enforce the Michigan Vehicle Code and Township's Traffic Ordinance, subject to review and approval by the Township Attorney.
3. Satisfactory review of the Private Road Maintenance Agreement by the Township Attorney and Township Engineer.

Voice Vote: Aye: 7; Nay: 0; Absent: 0. Motion carried 7-0-0.

Final Call to Public: No comments heard.

Next Regular Meeting: February 12, 2018 at 7:30 p.m.

Adjournment: Motion by Gary, Seconded by Visioni to adjourn the meeting at 9:50 pm. Motion carried 7-0-0.

Thomas Publiski, Acting Secretary