

**CHARTER TOWNSHIP OF YORK PLANNING COMMISSION REGULAR MEETING MINUTES**  
**May 14, 2018**  
**11560 Stony Creek Rd., Milan, MI 48160**

**Call to Order:** Chair Dick Cupka called the meeting to order at 7:30 P.M.

**Roll Call:** John Hargrove, Tom Gary, Dick Cupka, Mitch Gasche, Jane Kartje, Frank Rochowiak. Absent: Visioni. Quorum Present.

**Approval of Agenda:** Motion by Tom Gary, Seconded by John Hargrove to approve the May 14, 2018 agenda, as presented. Discussion: None. Voice Vote: Aye: 6; Nay: 0; Absent: 1. Carried.

**Approval of Minutes:** Motion by Cupka, Seconded by Gasche to approve the April 23, 2018 Regular Meeting minutes, as presented. Discussion: None. Voice Vote: Aye: 6; Nay: 0; Absent: 1. Carried.

**Call to Public:** No comments heard.

**Correspondence:** Letter from Washtenaw Drain Commission to Cupka.

**Reports:**

Chairperson Cupka: None

Twp. Board Rep. Hargrove: (see meeting minutes). Special meeting 6/12 w/Township Board at 6:30 p.m.

Zoning Board of Appeals, Kartje: No meeting.

Engineering Consultant: No report.

Township Committees: No report.

Township Official: No report.

**NEW BUSINESS:**

**Fosdick Property, Discussion of Pre-Application Conference.**

Pre-Application Conference discussed. Application was received May 14, 2018: Zoning Map Amendment, A-2 to P.U.D. and Area Plan; Private Sewage Treatment & Community well subject to State DEQ; planning sidewalks on both sides of roads; curb & gutter; landscape – no landmark trees; pathway to adjacent parcel to be considered by applicant.

Motion by Cupka, Seconded by Hargrove to receive application for Zoning Map Amendment, A-2 (Interim Agriculture) to P.U.D. (Planned Unit Development)/Area Plan from applicant Peters Building Co.– Parcel I.D. #S-19-04-200-001 (Fosdick Rd.) and forward to Township Planning and Engineering consultants for their review and comment. Discussion: none. Voice Vote: Aye: 6; Nay: 0; Absent: 1. Carried 6-0-1.

**Deer Ridge Site Condominium, Final Site Plan, Phase 2**

Application for final site plan received and forwarded to the Planning Commission.

Motion by Kartje, Seconded by Gasche to accept the application for Final Site Plan, Deer Ridge Site Condominium, Phase 2 and forward to TWP Planning and Engineering consultants for their review and comment. Discussion: none further. Voice Vote: Aye: 6; Nay: 0; Absent: 1. Motion carried 6-0-1

**OLD BUSINESS:**

**Saline Valley Farms PUD, Phase 4 Review.**

Discussion held: major or minor change; added 3 lots in open area, differs from original Area Plan; Lot line flexibility; need discussion with Township Attorney; Applicant willing to drop the 3 lots to resolve concerns; applicant can submit revised site plan with 3 lots removed; requesting approval of preliminary site plan contingent on removing 3 lots; move forward –Planner Lippens talked about applicant submitting preliminary and final site plans for the June 11th meeting, will check possibility; sidewalks shown on house side of phase 4.

**Continued Work/Discussion on Master Plan Update.**

Investigative committees – Status

John Hargrove: Township Board discussions so far indicate most favor no change to Master Plan, focus on Urban Service Districts.

Tom Gary: Master Plan Maps – best practice reviews of other local jurisdictions’ Master Plans for identification of potential maps to add/refine.

Paolo Visoni: absent

Mitch Gasche: Local Economic Development – contact *Ann Arbor Spark*, preliminary discussion conducted.

Jane Kartje: Complete, no Saline Sustainability group activity currently

Frank Rochowiak: Agriculture – ongoing talks with local Township farmers whose principal activity is farming, majority (80%) of those contacted indicate they or heirs will remain in agriculture.

**Residential Survey memo – Paul Lippens**

Discussion: postponed.

**Final Call to Public:** One comment heard.

**Next Regular Meeting:** June 11, 2018 at 7:30 P.M.

**Next Special Meeting:** June 12, 2018, 6:30 P.M. for the purpose of holding discussion with the York Township Board of Trustees

**Adjournment:** Motion by Kartje, Seconded by Gasche to adjourn meeting at 9:30 p.m. Discussion: none.

Voice Vote: Aye: 6; Nay: 0; Absent: 1. Motion Carried 6-0-1

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Thomas Gary, Secretary

Charter Township of York Planning Commission