

## CHARTER TOWNSHIP OF YORK PLANNING COMMISSION REGULAR MEETING MINUTES

June 11, 2018

Chairman Dick Cupka called the meeting to order at 7:30 p.m. at the York Township Hall.

Roll Call: John Hargrove, Mitch Gasche, Paolo Visioni, Dick Cupka, Thomas Gary, Jane Kartje, Frank Rochowiak. Quorum Present.

Approval of Agenda: Motion by Kartje, Seconded by Rochowiak. Discussion: none. Voice Vote: Aye: 7; Nay: 0; Absent: 0. Carried: 7-0-0.

Approval of Minutes of May 14, 2018 Regular Meeting: Motion by Gary, Seconded by Hargrove. Discussion: none. Voice Vote: Aye: 7; Nay: 0; Absent: 0. Carried 7-0-0.

Call to Public: No comments heard.

Correspondence: *Planning and Zoning News*

### Reports:

Chairperson- Dick Cupka- None

Township Board Representative John Hargrove: (see Board minutes)

Zoning Board of Appeals Representative Jane Kartje: hearing on June 19<sup>th</sup>, submittal received

Planning Consultant Paul Lippens: None

Engineering Consultant Mike Peterson: None

Township Committees: None

Township Officials: Supervisor Tellas advised that the FBI is looking to purchase property in York on Sanford Rd. to build a new outdoor gun range; someone interested in establishing a solar energy development at Carpenter Rd. and Stony Creek Rd.

### NEW BUSINESS:

Discussion Items for June 12<sup>th</sup> Joint Meeting with Board of Trustees: agenda; informal discussion of current issues/projects; PC present updates on Township master plan proposed revisions; Planner will present survey results for review and discussion. Mr. Peterson cannot attend, asked Chairman Cupka to keep him apprised of discussion.

### OLD BUSINESS:

#### **FOSDICK PROPERTY, ZONING MAP AMENDMENT REQUEST A-2 TO PUD & AREA PLAN: CONSULTANTS' REPORTS/SET PUBLIC HEARING**

Reports from Township Planning and Engineering Consultants reviewed. Planner Lippens: in general a good project, some adjustments noted; add stub road to adjoining undeveloped land to the west, north of Koch-Warner Drain and road opening to Fosdick Rd. needed. (*report on file*)

Engineer Peterson: recommends Fosdick road opening, makes sense to have that access; move project forward to a public hearing; in the past, York has requested sidewalks and connectivity between developments, so stub road is needed as outlet to vacant land on the west. Applicant will submit revised Area plan to show stub road and Fosdick road opening. (*report on file*)

Motion by Cupka, Seconded by Visioni to accept the York Township consultants' reports for the Fosdick Property Zoning Map Amendment request, A-2 to P.U.D. & Area Plan and set a Public Hearing for July 9, 2018 during the Regular meeting. Discussion: none further. Aye: 7; Nay: 0; Absent: 0. Carried 7-0-0

#### **DEER RIDGE PHASE 2, FINAL SITE PLAN, REVIEW CONSULTANTS' REPORTS**

Reports from Township Engineering and Planning Consultants reviewed. Planner Lippens: recommends tabling further action based on landscape requirements, etc. of Phase 1 that are not completed, as required and determined this application is not complete.

Engineer Peterson: concerns are the steep slopes on lots 45 and 46; drainage area for stormwater management; retaining walls needed; developer needs to show how these lots will work with houses on them; check to be sure Township has enough escrow money to take care of issues.

Discussion: table further action until applicant completes phase 1 landscape, answer concern on building design on sloped lots and completes plan for phase 2 landscape design; request Tom Toth review the site again.

Motion by Cupka, Seconded by Hargrove to table any action regarding Deer Ridge Site Condominium, Phase 2, Final Site Plan, application not complete; until builder can provide proof that Phase 1 conditions are completed; all questions regarding landscape, stormwater management and concerns on steep grades on slopes addressed. Discussion: none further. Aye: 7; Nay: 0; Absent: 0. Carried 7-0-0

#### **SALINE VALLEY FARMS, PHASE 4, PRELIMINARY SITE PLAN, REVISED PLAN: REVIEW CONSULTANTS' REPORTS**

Reports from Township Planning (May 24, 2018) and Engineering (June 11, 2018) consultants reviewed. Planner Lippens: recommends that sidewalks should be added to all lot frontages and 5-ft. driveway side setback is desirable; street names approved by Fire Department. Discussion: PC agrees that sidewalks should be added; 3-ft. side setbacks are acceptable and in line with Phase 5 site plan approval.

Engineering Consultant Peterson: plan is basically consistent with originally-approved plan in 2003; ok to proceed, but added that there are 2 or 3 lots with steep grades here and there that may require retaining walls.

Motion by Cupka, Seconded by Gasche to approve Saline Valley Farms Phase 4 Preliminary Site plan dated May 15, 2018 with the following items included on final site plan: letter from Fire authority confirming street name acceptability, show sidewalks on all building frontage, landscape plan completed in detail. Discussion: none further. Aye: 7; Nay: 0; Absent: 0. Carried 7-0-0

*(three-minute recess at 8:58 p.m., resumed meeting at 9:01 p.m.)*

#### **CONTINUING DISCUSSION ON MASTER PLAN UPDATE**

Mike Peterson mentioned including Engineering Standards as a necessary tool, suggested the PC discuss with the Board at joint meeting, funding approval needed to proceed. Further discussion held: Planning workshops needed.

Investigative Committees: John Hargrove –Township Board, nothing further at this time, most favor no changes, will discuss Urban Service Districts at joint meeting; Tom Gary –Master Plan maps: nothing further at this time; Paolo Visoni – Reviewing local Master Plans: notes concerns with other local plans that might impact development within York; Mitch Gasche – Economic Development: preliminary discussions held with Julie of *Ann Arbor Spark* reiterated Paolo's information about surrounding communities and their plans that will impact York; Jane Kartje – original assignment complete will assist Visoni; Frank Rochowiak – 80% of local farmers stated they/heirs will remain in agriculture; suggested Regional representative hold PA116, Farmland Preservation Act, seminar here.

#### **RESIDENTIAL SURVEY, PAUL LIPPENS**

For discussion at the joint meeting tomorrow night. John forwarded the information to the Board via email yesterday.

Final Call to Public: one heard.

Next Regular Meeting: July 9, 2018

Adjournment: 9:42PM. Motion by Kartje, Seconded by Hargrove. Aye: 7; Nay: 0; Absent: 0. Carried 7-0-0

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Thomas Gary  
Planning Commission Secretary