

CHARTER TOWNSHIP OF YORK - PLANNING COMMISSION – REGULAR MEETING MINUTES

July 9, 2018

Chairman Cupka called the meeting to order at 7:30 p.m. at the York Township Hall, 11560 Stony Creek Rd.

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

Absent: Tom Gary. Quorum present. **Others present:** Eighteen signed in, list on file.

Approval of Agenda: Motion by Jane Kartje, Seconded by Mitch Gasche to approve the agenda as presented. Discussion: Lake Erie Water Quality tour info during reports below. Carried 6-0-1.

Approval of Minutes: Motion by Rochowiak, Seconded by Cupka to approve the June 11, 2018 Regular meeting & June 12, 2018 Special meeting minutes, as presented. Discussion: none. Aye: 6; Nay: 0; Absent: 1. Carried 6-0-1

Call to Public: No comments heard.

Correspondence: *Planning & Zoning News*

Reports:

Chairperson: Gave a brief overview of the agenda.

Township Board Representative, Hargrove: see June Board meeting minutes.

Zoning Board of Appeals Rep, Kartje: June 19th ZBA item approved regarding setbacks in Agricultural Zoning.

Planning Consultant: None.

Engineering Consultant: None

Township Committees: None

Township Officials: Twp. Public Safety Millage Renewal on the August 7th Primary Election ballot.

Public Hearing, Zoning Map Amendment (A-2 to PUD)/PUD Area Plan application:

Moved by Cupka, Seconded by Hargrove to close the regular meeting at 7:44 p.m. and open the Public Hearing for comments and questions regarding an application for A-2 (Interim Agriculture) to PUD (Planned Unit Development) Zoning Map Amendment/PUD Area Plan for Fosdick property, 19-04-200-001.

Discussion: none. Voice Vote: Aye: 6; Nay: 0; Absent: 1. Carried 6-0-1

Chairman Cupka asked the audience to approach the podium with questions and comments. The applicant's Engineering Consultant, Tina Fix, gave an overview of the project. Mr. Cupka provided an explanation of Planned Unit Development requirements.

Audrey Barkel, 8075 Fosdick Rd. Presented a written list of Concerns and Questions re: Fosdick Development signed by nearby residents (on file).

Diane Arnold, 8491 Moon Rd. Concerned about how much water will go into the Koch-Warner drain and how it and houses further south will be affected.

Jim Gratke, 8433 Fosdick Rd. Concerned about location of the new road outlet onto Fosdick Rd., also sight distance issues where the outlet is proposed and right at the corner of his property.

Kristin Scarcella, 574 Darwin Ct. Drives north on Fosdick every day, concerned about additional traffic on this road, should be wider & paved.

Katrina Lovett, 596 Darwin Ct. Asked for a timeline, when the project would be starting and the duration.

Chairman Cupka asked Jim Haeussler, the developer, to address some of the residents' concerns. Mr. Haeussler expressed his appreciation for all the comments; described the stipulations for the community well and private wastewater system where he goes through a rigorous application process under the Michigan Dept. of Environmental Quality, will be monitored regularly. Township Engineer Peterson asked Mr. Haeussler to describe the plant: self-contained, not a lagoon nor a city wastewater treatment plant. Water: typically below normal residential wells; could be around 250-300' down, hydrogeological study will be conducted; trees are addressed in the Township Zoning Ordinance; traffic study; no control over speed limits; Washtenaw County Road Commission will regulate the area where the outlet roads meet Fosdick &

Bemis, sight distance. Timeline: a year to eighteen months from now the roads and infrastructure put in; targeted home prices at \$375,000.00-\$450,000.00, not too fancy, straight-forward; stormwater to go to retention ponds first then infiltrate into the soil, not much would go into the drain. This Area Plan is a concept plan and can't have changes once the rezoning is completed by the Township Board. Chairman Cupka thanked everyone for their input.

Moved by Cupka, Seconded by Gasche, to close the public hearing at 8:37 p.m. on the Zoning Map Amendment/PUD Area Plan application, Fosdick Property. Discussion: none. Voice Vote: Aye: 6; Nay: 0; Absent: 1. Carried 6-0-1. Moved by Visioni, Seconded by Hargrove to re-open the July 9, 2018 Regular meeting at 8:38 p.m. Discussion: none. Voice Vote: Aye: 6; Nay: 0; Absent: 1. Carried 6-0-1

New Business: None.

Old Business:

Zoning Map Amendment/PUD Area Plan application, Fosdick property.

Engineering and Planning Consultants reviewed the revised plans and presented their reports dated July 7, 2018 and July 3, 2018, respectively, (on file); they both recommend forwarding to the Township Board for approval consideration. Chairman Cupka advised that the Commission will review the property, reports and comments heard at the Public Hearing and prepare a proper motion for the next Regular meeting.

Saline Valley Farms Phase 4, Final Site Plan and Private Road Application.

The application and fees received six business days prior to this meeting and forwarded to the Consultants, but with the holiday week created difficulties in completing reviews; Mike advised that this phase has been looked at by the Township, is acceptable for consultants' reviews.

Moved by Cupka to accept the revised Final Site Plan, Saline Valley Farms Phase 4 and submit to the Engineering & Planning Consultants for their review. Seconded by Hargrove. Voice Vote: Aye: 6; Nay: 0; Absent: 1. Carried 6-0-1

Deer Ridge Site Condominium Phase 2. Revised plans should be submitted very soon. Planner Lippens spoke to their Engineer and referred him to the site inspection letter for Phase 1 - in reviewing Phase 2, these items must be addressed, as well. Engineer Peterson discussed their revised phasing of the project from 2 Phases, now has 4 Phases; some issues such as steep hills on some lots, etc., must be resolved to be buildable lots prior to gaining Phase 2 approval.

Continued Work/Discussion on Master Plan Update. Investigating Committees – Status. Discussion held.

John Hargrove: Presented a list of items for review; Tom Gary: absent; Paolo Visioni: the ~~very outdated~~ *maps are useless are outdated (amended 8-13-18)*, so Paul offered to meet with the WCWRC office to see if they have updated maps, Mike & Paolo asked to be invited to this meeting; Mitch Gasche: No report; Jane Kartje: Complete; Frank Rochowiak: On August 28th, Michigan Agricultural Environmental Assurance program lined up a tour of 3 farms (his included); Farm Bureau doing a PA116 program; Lake Erie Water Quality workshop at Put-In-Bay via Port Clinton on August 10, 2018 – anyone wishing to attend, let him know.

Final Call to Public: One heard.

Next Regular Meeting: August 13, 2018 at 7:30 p.m.

Adjournment: Moved by Rochowiak, Seconded by Visioni to adjourn the meeting at 9:47 p.m. Carried 6-0-1

Paolo Visioni, Acting Secretary
Charter Township of York Planning Commission