

CHARTER TOWNSHIP OF YORK PLANNING COMMISSION REGULAR MEETING MINUTES

OCTOBER 22, 2018

York Township Hall, 11560 Stony Creek Rd., Milan, Mi. 48160

Chairman Dick Cupka called the meeting to order at 7:30 p.m. Chairman Cupka invited Commissioner Gasche to lead everyone in reciting the Pledge of Allegiance Roll Call: John Hargrove, Mitch Gasche, Jane Kartje, Frank Rochowiak Dick Cupka, Paolo Visioni. Absent: Tom Gary. Quorum present.

Approval of Agenda. Motion by Visioni, Seconded by Kartje to approve the October 22, 2018 Regular Meeting Agenda, as presented. Discussion: none. Voice vote 6-0-1. Carried

Approval of Minutes. Motion by Gasche, Seconded by Kartje to approve the September 10, 2018 Regular Meeting minutes, as presented. Discussion: none. Voice vote 6-0-1. Carried

Call to Public: No comments heard.

Correspondence: *Planning and Zoning News*, October issue; Letter from Charter Township of Ypsilanti indicating that they are also working on updating their Master Plan.

Reports:

Chairperson, Dick Cupka. None

Township Board Representative, John Hargrove. Gave overview of the September and October meetings, see Board minutes.

Zoning Board of Appeals Representative, Jane Kartje. No September or October meetings.

Planning Consultant, Paul Lippens. Reports within agenda items.

Engineering Consultant, Mike Peterson. Absent, reports within agenda items.

Township Committees: None; Township Officials: None present.

NEW BUSINESS: None.

OLD BUSINESS:

Saline Valley Farms Phase 4, Revised Final Site Plan, Resolution

Chairman Cupka read two letters from the Township Attorney, one dated Oct 16, 2018 and the second dated Oct 18th, 2018. The letters indicated the concern that not all of the documents that are required have been submitted. The letters also expressed concern about this phase of the Condo Development.

Planning Consultant Lippens: We are still in the review process, just a few minor issues remain.

Applicant's Engineer Pascoe: Need additional information from Township to make changes to allow the revised final site plan to be approved.

Commissioners: Discussion held. Chairman Cupka will meet with Township officials regarding procedures for approval by the commission.

Deer Ridge Site Condominium, Phase 2, Revised Final Site Plan/Private Road Application

Chairman Cupka read a letter from the Township Attorney dated Oct 18, 2018. The letter indicated that not all of the documents that are required have been submitted. The letters also that the some of the items had been discussed with the developer's attorney.

Planning Consultant Lippens: We are still in the review process just a few minor issues remain. No final report from Township Engineer.

Commissioners: Discussion held. Chairman Cupka will meet with Township officials regarding procedures for approval by the commission.

Faust Acres PUD, Revised Preliminary Site Plan

Planning Consultant Lippens: The 50 foot wetlands buffer needs to be tightened up on the site plan. It was noted there were four lots where the wetlands encroached into the lot. There needs to be a

measurement on the site plan to ensure the 50 foot setback. Developer provided driveway locations, but need setback measurements. Need to have tree survey completed and natural features impact statement before final site plan approval. However no need to require the developer to do this twice. Township Engineer Mike Peterson sent a letter. No significant issues mentioned; 50 foot wetlands buffer and natural features impact statement; recommended moving forward.

Commissioners: Discussion WCRC traffic and safety report must meet the WCRC requirements. Test well has been installed.

Moved by Chairman Cupka, seconded by Rochowiak to accept the revised Preliminary Site Plan as submitted with discussion of the letters from the Planning Consultants dated 10/17/2018 and from the township engineer dated 10/18/2018. Roll Call vote 5-1-1. Carried John Hargrove nay.

Himawari Day Care, Proposed SUP, Site Plan Review

Planning Consultant Lippens: Requirement of a paved site or a GeoCell System: GeoCell System is acceptable. Township Engineer Mike Peterson: GeoCell System is acceptable.

Commissioners: Discussion approval and permit from WCRC along with WCRC approved signage before approval of final site plan. Parking spaces will be made of the GeoCell System.

Moved by Visioni, seconded by Cupka to approve the Proposed Final Site Plan for the Himawari Day Care. According to Section 17.06, A –K of the ordinance been substantively met. The original application was submitted on 9/29/2017, 10/1/2018 are the most current plans. Planning Consultant letter dated 10/8/2018, no further revisions required. Township Engineer letter dated 10/18/2018 requires County approval for the road work, current plans submitted to the township be stamped and install required signage per WCRC. This includes the approval of the special use permit as requested. Roll Call vote 6-0-1. Carried.

Continued Work/Discussion on Master Plan Update

Planning Consultant Lippens: Chapters 1 – 3 were submitted at the September 11, 2018 Commission meeting, Chapters 4 – 5 were submitted today. No map of the ground water recharge is available from the county. There are options regarding well head protection and wetlands regulation to protect the water table and natural features.

Commissioners: Discussion and homework for November 26th Meeting. Timetable for the review process. Would like to schedule public hearing and distribution for May with hope to have it adopted in June 2019. Commission will review Chapters 1 – 5 at the November meeting.

Final Call to Public: Hargrove - both aging HVAC units on west side of Twp. Hall will be replaced.

Next Regular Meeting: 11/26/2018 at 7:30 p.m.

Motion by Kartje, Seconded by Visioni to adjourn the meeting at 9:37 p.m. Voice vote: Aye: 6; Nay: 0; Absent: 1.

Respectfully submitted,

Mitchell Gasche, Acting Planning Commission Secretary