

**ROSS TOWNSHIP
PLANNING COMMISSION MEETING
JUNE 26, 2005**

1. The meeting was called to order at 7:00 PM by Chairman Allen Harmon with the Pledge of Allegiance.

2. ROLL CALL OF MEMBERS:

Present:	Allen Harmon	Jim Lauderdale
	Anne Couture	Garry Lane
	Bob Cox	

Absent:	Ray Wolfram	Owen Murray
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Also present were Rebecca Harvey, PC Planning Consultant.

3. AGENDA

Motion to approve the agenda as amended was made by Commissioner Cox, seconded by Commissioner Couture. Motion passed unanimously.

Insert "Approve Irrevocable Conveyances: Bay Arbor of Gull Lake and Stoney Lake Meadows" after Item #5.

4. MINUTES OF MAY 25, 2005:

Motion by Commissioner Couture, seconded by Commissioner Murray to approve the minutes of May 25, 2005 as presented. Motion passed unanimously.

5. PUBLIC COMMENTS – NON-AGENDA ITEMS: None

6. NEW BUSINESS: APPROVE IRREVOCABLE CONVEYANCES FOR BAY ARBOR OF GULL LAKE AND STONEY LAKE MEADOWS:

Motion by Commissioner Lauderdale, seconded by Commissioner Cox to accept the Irrevocable Conveyance for Bay Arbor of Gull Lake as reviewed by the Township Attorney, consistent with the original approval. Motion passed unanimously.

Motion by Commissioner Lauderdale, seconded by Commissioner Cox to accept the Irrevocable Conveyance for Stoney Lake Meadows as reviewed by the Township Attorney, consistent with the original approval. Motion passed unanimously.

7. OLD BUSINESS: SLIDING SCALE & LOT SIZE STANDARDS, AG-PRESERVATION DISTRICT AND RESIDENTIAL ZONE REVIEW:

Commissioner Harmon reported he attended the last Township Board meeting to explain the PC's desire to simplify the zoning districts and bring them into compliance with the Long Range Plan. He also said that Attorney Rolfe is planning to attend the July PC Meeting to discuss the Right to Farm Act.

Commissioner Harmon said some of the members of the Township Board were concerned with lot sizes. He would like the PC to save the lot size issue until the rest of the changes have been completed. He also said the Township Board does not want

something brought to them that they cannot approve. The Board also wants to be kept informed on these changes and would like a combined meeting in August or September. The Board appreciates open communication between the PC and the Board.

Ms. Harvey led the discussion on District descriptions. She went over her proposed language and the review by LSL. The PC discussed language changes. Ms. Harvey will insert the requested graphics into the proposed language where appropriate. Ms. Harvey will send the proposed language to Attorney Rolfe to make sure there are no violations with the Long Range Plan and Zoning Ordinance.

8. REPORTS:

ZBA: Commissioner Harmon said the ZBA met and had five items on the agenda. One issue was an addition to a house on Gull Island. He also said the PC might want to look at the issue of allowing garages in the front yard. There have been several of these before the ZBA.

TOWNSHIP BOARD: Commissioner Murray was absent. There was some discussion on the Great Lakes Burn Camp having fireworks on Sherman Lake on Thursday, July 7.

4-TWRC: Commissioner Couture said they were wrapping up the 319 Grant and would appreciate any comments from the PC on where the Council goes from here.

WORKSHOPS: Commissioner Couture reported that MSU is doing their third Citizen Planner Program at the Bio Station. This program consists of nine consecutive Monday evenings and is an excellent program. A brochure will be available in July.

9. COMMISSION COMMENTS: None

10. ADJOURNMENT:

Motion to adjourn was made by Commissioner Lauderdale, seconded by Commissioner Lane to adjourn at 9:31 PM. Motion passed unanimously.

Respectfully submitted,
Jackie Whitney
Recording Secretary