

**ROSS TOWNSHIP
PLANNING COMMISSION MEETING & PUBLIC HEARING
JULY 26, 2006**

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 Bob Cox Owen Murray
 Jim Lauderdale Jeff Price Garry Lane
ABSENT: Rusty Fry

Also present was Rebecca Harvey, Planning Commission Consultant.

3. AGENDA:
Motion was made by Commissioner Lauderdale, seconded by Commissioner Murray to accept the agenda as submitted. Motion passed unanimously.
4. MINUTES JUNE 28, 2006:
Motion was made by Commissioner Cox, seconded by Commissioner Lane to accept the minutes of June 28, 2006, as presented. Motion passed unanimously.
5. PUBLIC COMMENTS – NON-AGENDA ITEMS:
None
6. NEW BUSINESS: REVIEW HILLCREST TEXT AMENDMENT:
Pat Lennon, Attorney was present for Hillcrest. Since Bob Oudsema was not yet present, the Commissioner decided to wait until he arrived to discuss the proposed OSPD.
7. OLD BUSINESS: REVIEW TEXT AMENDMENT LANGUAGE ON SECTION 9.34:
Commissioner Harmon requested the discussion on this on this text amendment be put on hold for one more month until we can get a review from AGS and Attorney Rolfe. AGS will contact Attorney Rolfe for language they both can work with.

Motion by Commissioner Cox, seconded by Commissioner Murray to table this discussion until the August PC Meeting. Motion passed unanimously.
8. OLD BUSINESS: RESIDENTIAL ZONE REVIEW:
Commissioner Harmon has not yet heard back from the Township Supervisor with the Board's concerns.

Commissioner Murray said this is a work in progress. He asked why the PC decided to go from 1 to 5 acres for lot size? Commissioner Murray said that Jon Scott is against this change and thinks other large land owners would be against it also. He said the Board wants to look at maps to see where the proposed areas would be and that the PC and Township Board need to come together and speak openly on what the issues are that are causing a problem.

Commissioner Harmon said the numbers they choose were for discussion and illustration purposes only. The PC was seeking public input and comments to see what they think.

Commissioner Lane is working on a map and would like a list of owners and property affected. There was some discussion on the maps and what types of land they want in the Ag-Preservation District.

There was further discussion on this issue. The Residential Zone Review will be on the August agenda. This discussion took care of Items #8 & #9.

6. HILLCREST – PROPOSED TEXT AMENDMENT:

Mr. Bob Oudsema arrived and the PC went back to Item #6. Pat Lennon said there will be a Public Hearing at the August meeting for the text amendment. They also request a revised conceptual plan with the bonus densities they hope to achieve with the approved text amendment.

Commissioner Harmon said he talked to AGS and recognized Hillcrest's desire to move this through the process as quickly as possible. If it meets with the approval of the Commission, they would like to come to an agreement on the proposed text tonight, post it for Public Hearing next month and ask AGS to review the revised conceptual plan with the proposed text even though the ordinance is not in force at this time. They would like to see the proposed text amendment approved at the PC's Public Hearing in August and go to the Township Board for approval at the September 12, 2006 Board Meeting. Any approval that the PC would give them would be conditioned upon the Township Board actually approving the text amendment.

Mr. Oudsema said they are currently making significant financial commitments of capital toward the water and sewer for the development and would like the conceptual approved as soon as possible. They will apply for an amendment of the Site Plan for Phase I at a later date.

10. NEW BUSINESS: DISCUSSION ON COMMERCIAL ZONE REVIEW:

The PC may look at this the first part of 2007.

10B. STONEY CREEK #5:

Rich Rosenberger was present to discuss the issue of private vs. public roads. Commissioner Cox went over the issue from the last PC meeting regarding Stoney Creek #5 and whether or not they had ever previously approved a plan in one of Mr. Rosenberger's plats with a private road. Commissioner Cox said they were shown a drawing by Rich that showed a designated private road. Commissioner Harmon said he didn't believe it had ever been approved as part of a conceptual plan. He said that the comments they had in the past were that Rich was considering doing this last phase not as a plat but as an open space. He also said he has no recollection of any promises or determinations of a private road in this last phase. Commissioner Cox said the Township was not able to find any drawings that had a private road approved in a plat.

The PC Minutes for Stoney Creek #1 will be reviewed for the August PC Meeting. (Note: Commissioner Harmon reviewed these minutes after the PC meeting tonight and could find no reference to the approval of a private road.)

The issue of outlots for Stoney Creek #5 will be on the August agenda since there was nothing submitted for the July meeting. Rich will bring something from the KCRC regarding the private road for the August Meeting.

7. REPORTS:
ZBA: *None*
TOWNSHIP BOARD: Commissioner Murray reviewed the minutes of the July Board Meeting.
WORKSHOPS: None
8. COMMISSION COMMENTS:
Commissioner Cox said he will be out of town for the August PC meeting. He also mentioned the new state law that will require that before a new high school is built the plan must come before the PC for review. The PC is without any right to approve or disapprove the plan but may offer their comments. This state law doesn't affect Ross Township at this time.
9. ADJOURNMENT:
Motion was made by Commissioner Lane to adjourn at 8:40 PM.

Respectfully submitted,

Jackie Whitney
Recording Secretary