

**ROSS TOWNSHIP  
PLANNING COMMISSION MEETING  
MAY 23, 2007**

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

2. ROLL CALL OF MEMBERS:

<u>PRESENT:</u>	Bob Cox	Rusty Fry	Jeff Price
	Jim Lauderdale	Diana Langshaw	Robb Blain

ABSENT: Garry Lane

Also present was Rebecca Harvey, PC Planning Consultant.

3. AGENDA:

Add "8A. Lot Ratios"

**Motion was made by Commissioner Lauderdale, seconded by Commissioner Langshaw to accept the agenda as amended. Motion passed unanimously.**

4. MINUTES OF APRIL 25, 2007:

**Motion was made by Commissioner Lauderdale, seconded by Commissioner Price, to approve the minutes of April 25, 2007 presented. Motion passed unanimously.**

5. PUBLIC COMMENTS – NON-AGENDA ITEMS: No public present.

6. NEW BUSINESS – STONEY CREEK RESIDENTS REQUEST TO AMEND PC MINUTES OF JUNE 28, 2006 REGARDING STONEY CREEK #5:

**Commissioner Cox referred to the June 28, 2006, PC minutes. Motion was made by Commissioner Cox, seconded by Commissioner Lauderdale, to amend the minutes of June 28, 2006, regarding the preliminary plat approval for Stoney Creek #5, Item #1, to read "1.) Making Marsh Ridge Trail in Stoney Creek #5 a private road conditioned upon KCRC approval." Also, that the Township Board minutes of July 8, 2006, be attached to the amended minutes. Motion passed unanimously.**

7. NEW BUSINESS: HILLCREST DEVELOPMENT UPDATE:

Mr. Bob Oudsema was present to update the Commissioners on the Hillcrest Development. He said they had thought the sewer issue was settled, but found they were wrong, that it has not yet been decided. This past week they sent letters to the Gull Lake Sewer & Water Authority and to the Village of Augusta stating that they had reluctantly come to the conclusion that they were not able to come to an agreement regarding obtaining sewer connection for their

development. Mr. Oudsema also told the Commissioners that they have directed their engineers to start the process of planning and the assembling of bids for a new on-site sewer facility of such a scale that it will serve 600 homes. They plan to be very aggressive in getting this started.

Mr. Oudsema also shared that they (the Hillcrest developers) had spent a day visiting a very similar sized open space development project in Minneapolis, Minnesota. At this OSPD they are capturing all the rain water and sanitary sewer discharge on site. Mr. Oudsema said the Hillcrest developers were very interested in possibly following the designs of the Minneapolis OSPD. They will be taking a closer look at this issue and want to aggressively pursue the starting of their sewage facility.

There was discussion on the Minneapolis OSPD. The Commissioners thanked Mr. Oudsema for keeping the PC updated on the Hillcrest development.

Commissioner Cox passed out copies of materials that were just delivered showing the new sewer system being built around Sherman Lake.

8. NEW BUSINESS – DARK SKIES:

Commissioner Cox asked if the Commissioners had any questions on the Dark Skies handout from the last meeting. He also asked if anyone had any preference on any of the approaches he had previously passed out. He asked if the Commissioners had any ideas on how simple or complex to make it.

Ms. Harvey said that when they look at proposed text they need to consider how easy it is to use, who would be using it and its ability to be enforced.

Commissioner Cox asked if they would like to consider the best text of Texas Twp. and of Oshtemo Twp. in preparing the new text for Ross Twp. There was some discussion on this matter.

Commissioner Lauderdale suggested we use the Oshtemo Charter Township Ordinance language and the definitions drafted by Bob Cox. Ms. Harvey will put together some proposed text and definitions for the next PC meeting.

8A. LOT RATIOS:

Commissioner Langshaw presented some questions about reviewing lot ratios. She said that it came to her attention that where larger land owners who are selling off parcels of frontage. Sometimes when they do this all the lot lines aren't the same. Therefore, when someone comes in and wants to add to their

parcel the lot-width ratio doesn't come out correctly for them to add property. She believes this issue is going to get worse and that the PC needs to review this issue. The PC members agreed this needs additional discussion.

9. REPORTS:

ZBA: Jim Lauderdale gave the ZBA report.

TOWNSHIP BOARD: Diana Langshaw previously reviewed the May 9, 2007 Township Board Minutes with the PC when Stoney Creek #5 was discussed.

WORKSHOPS: Jeff Price would like to attend the "Basic Planning & Zoning Workshop" in Benton Harbor on Thursday, June 28<sup>th</sup>.

10. COMMISSION COMMENTS: Commissioner Frye will invite a representative for the linear bike path project to attend the June PC meeting and share their plans for this project.

Commissioner Lauderdale identified he will be out of state and will not attend the June 27 PC meeting.

11. ADJOURNMENT:

**Meeting was adjourned at 8:40 PM.**

Respectfully submitted,

Jackie Whitney  
Recording Secretary