

**ROSS TOWNSHIP  
PLANNING COMMISSION MEETING  
JUNE 27, 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:

PRESENT:    Bob Cox                      Rusty Fry                      Jeff Price  
                    Diana Langshaw      Robb Blain                      Garry Lane

ABSENT:     Jim Lauderdale

Also present was Rebecca Harvey, PC Planning Consultant.

3. AGENDA:

Item #6 Removed

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

4. MINUTES OF MAY 23, 2007:

Under "Lot Ratios" the last sentence should be deleted. In the previous sentence add this comment "this is regulated at the state level and not at the township level".

**Motion was made by Commissioner Lane, seconded by Commissioner Fry, to approve the minutes of May 23, 2007 amended. Motion passed unanimously.**

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

6. LINEAR BIKE PATH PRESENTATION REMOVED FROM AGENDA:

7. OLD BUSINESS: PROPOSED DARK SKIES TEXT:

Ms. Harvey apologized for not having this information to the PC earlier. She passed out a draft of her proposed text to the Commissioners. She stated that she believed the board was looking for some basic approach to provide guidelines for lighting in the township but that they didn't want anything too complicated or too difficult to apply or use.

Commissioner Cox asked the Commission if there was any discussion now regarding tabling this matter until July for a more in depth discussion.

Commissioner Lane asked what would be the enforcement aspects of the proposed text. Commissioner Cox said that they are giving specific measurable

light readings that can be read by a meter. He said there were also standards of height that are relatively easy to measure and enforce. Commissioner Lane asked if this was basically for new construction.

Ms. Harvey said that typically it is for non-residential construction and would be coming in on a site plan, which will be reviewed by AGS. The Commissioners continued to discuss this issue.

**Motion was made by Commissioner Price, seconded by Commissioner Lane, to table the proposed Dark Skies text until the July PC meeting. Motion passed unanimously.**

Commissioner Cox said he would make sure that those absent would get a copy of the proposed language before the July meeting.

8. OLD BUSINESS – PROPOSED ZONING ORDINANCE TEXT AMENDMENTS:  
Commissioner Cox asked Ms. Harvey if she has met with Attorney Craig Rolfe regarding the proposed zoning text amendments. Ms. Harvey said she had not but that she has been working on the language and will be sending this over to Craig soon.

Commissioner Cox said he talked to Prein & Newhof on updating the zoning map to reflect the agricultural preservation zone that they are currently looking at, and it was decided to wait until the proposed zoning text was approved and have the new zoning map updated all at one time.

Commissioner Cox said he was creating a map that will be in the PC packets for the next meeting.

9. REPORTS:

ZBA: No report -- Commissioner Lauderdale is not present.

TOWNSHIP BOARD: Trustee Langshaw said they had a short Board meeting and didn't really cover very much. They did review Stoney Creek #5 and made sure the information they have so far was correct.

Commissioner Fry asked if there was any further discussion on the construction of an addition to the township hall. Trustee Langshaw said the Board was going to wait and see what the State passed regarding downsizing township government responsibilities.

WORKSHOPS: Commissioner Fry said he would be attending a workshop.

10. COMMISSION COMMENTS:

Commissioner Lane asked what was happening with the State Planning Act. Ms. Harvey said it is moving forward and will be completed yet this year.

Commissioner Lane asked Bob Oudsema what was the sticking point with the Village of Augusta and the sewer. Mr. Oudsema explained what some of the problems were in obtaining public sewer for Hillcrest. He also said that it will probably have to go to litigation to get this issue settled.

Commissioner Cox stated that he has started talking to the Village of Augusta about the potential for a well-head protection ordinance on the township's part in protecting the Village's well head.

Commissioner Cox also said he has started doing some research on this subject and that if anyone else was interested they could go to the state's website at [mi.gov](http://mi.gov) and do a search on well head protection. Augusta is a part of the state well head protection program. He also said they would be working on the well head protection language after they complete the Dark Skies language.

11. ADJOURNMENT:

**Motion was made by Commissioner Lane to adjourn.**

Respectfully submitted,

Jackie Whitney  
Recording Secretary