

ROSS TOWNSHIP  
PLANNING COMMISSION  
October 24, 2007

The regularly scheduled meeting of the Ross Township Planning Commission meeting on **October 24, 2007** was called to order by Chairman Cox at approximately 7:00 P.M. at the Ross Township Hall. After the pledge of allegiance the roll was called.

ROLL CALL

Those present were:            Robert Cox  
   Diana Langshaw  
   Jeff Price  
   Robb Blain  
   Jim Lauderdale

Absent were:                    Garry Lane  
   Russell Fry

Also present were:            Rebecca Harvey, Planning Consultant  
   Gary Webster, AGS

AGENDA

On motion by Lauderdale seconded by Langshaw the agenda was unanimously approved with the following modifications:

Site Plan Amendment for Craine's Pond Phase I to be considered before Old Business.  
Add Election of Officers for 2008  
Add Review of the Master Plan to New Business.

APPROVAL OF MINUTES for **September 26, 2007**

On motion by Price seconded by Lauderdale the Minutes of **9/26/07** were unanimously approved.

PUBLIC COMMENT on non-agenda items

The developer of Hillcrest was present to say that the Village of Augusta and Ross Township have arrived at a sewer agreement. It should be signed soon.

## NEW BUSINESS

### **Site Plan Amendment for Crane's Pond Phase I**

John Scott was present to explain his request. He said he is proposing to change the unit outline boundaries. Because of the water on the site, the slopes, and other natural features, he has found that it is impossible to rotate a building footprint on the sites. He originally had a set-a-side in order to create as much common area as possible. Now he is extending the boundaries out to augment lot area. Therefore, he is taking one lot out of the site. In addition he wants to construct a storage building on site. He has building materials, fertilizers, etc. to store. He will increase the area of phase I from 20.57 acres to 24 acres or approximately 4 acres.

Lauderdale asked how the storage building would be accessed, and Scott responded that during Phase II a path will be created to it.

Cox asked if he is correct to assume that the additional acreage will come from Phase II. Scott said that he is correct.

Cox also asked if it is true that Scott is only transferring open space from one phase to another.

Scott said that some of the open space will come from decreasing lots by one. Originally, when he did Phase I he did not count area that was between the building envelope and the open space. That area will now become open space. This so-called buffer extended about 20 feet from the individual lots. He believes that he still has at least 57% open space.

Rebecca Harvey suggested that the newly calculated area of open space be submitted with the site plan.

Langshaw asked if the storage building will be in Phase I or Phase II, and she was told that it would be in Phase I.

Webster summarized the Sketch Site Plan Review noting that an amendment to both the Special Exception and the Site Plan is to be on the agenda for November 28, 2007. At that time the relevant setbacks to the storage building should be shown as well as the elevations of the building. Finally, the schedule of phasing should be revisited. The numbering of lots will also have to change.

Lauderdale moved to consider the discussion at this meeting as approval for the pre-application review, and to grant conceptual approval referencing all of the findings of the original approval from October 26, 2005. The motion was also based the applicant

confirming the area of open space when the Site Plan is next considered. It should demonstrate open space approximately the same as in the original approval on November 5, 2005 because the density is less than approved on August 24, 2005. The motion is further based on the applicant providing the setbacks and elevations for the storage building well as the access to it. Finally, the schedule of phasing should be revised. The motion was seconded by Price and unanimously **APPROVED.**

## OLD BUSINESS

### **Zoning Changes**

Cox introduced the text project and noted that he has changes for Section 9.2 Signs and Outdoor Advertising Structures. Craig Rolfe submitted a memo dated October 17, 2007 to the Planning Commission members. The Commission proceeded to discuss the memo item by item. Harvey commented that certain minor items were changed by attorney Rolfe including changing outdated public acts, etc.

With respect to Section 9.2 (Signs) Cox noted that he has proposed changes to reduce the proliferation of billboard signs. He said that because of recent court decisions, a Township can not eliminate Billboards, but it can regulate where they may be located, how they may project, etc. He has suggested limiting billboards to existing structures, and he has proposed changes to heights and permissible square footage for signs.

At the November 28, 2007 meeting the Commission will review Cox's proposed changes to Section 9.2 (Signs and Outdoor Advertising Signs.)

Harvey summarized the remainder of Section 9.2 and her proposed changes, which the Commissioners have in their packets and have reviewed.

Blain believes that the height limitations for signs are the most important changes that he sees.

Cox suggested consideration of lot coverage percentages for the Agricultural Districts. He suggested using the same limitations in the Ag as in the RA for the height, area for dwelling units, setbacks, and the lot coverage at 10%. The Commission agreed.

The Commission also agreed to require 800 sq.ft. as the minimum floor area for two-family dwellings.

The minimum floor area for two- and multi-family dwellings will stay the same.

In Item 8 of Rolfe's memo there is an error. The reference to R-A should be R-R.

The Commission agreed to delete Table of Uses in Section 12.

With respect to the Use District Boundaries Rolfe could make the actual description changes only to the parcels going into the Ag Preservation and the rest of the changes in narrative form. There was discussion, however, of the Chef Center. Cox believes that the Township Board does not want to see the Center in the Agricultural Preservation District, but he also believes that if the Chef Center has no objection, then the Township Board should also have no further objection.

The Commission also agreed to keep the Word Search as an unofficial part of the Ordinance.

Cox questioned whether the provisions in the RR for keeping small animals should also be added to the Ag District. The Commission agreed to add the same conditions and limitations to the Ag as exist in the RR.

Cox wants to see the proposed lighting language included in Section 8.55 Conditions and Limitations (f). This language will be reviewed in November.

The Commission will also discuss livestock limitations in terms of acreage. Members are to find whatever they can regarding this issue.

**Lighting Standards – postponed until the next meeting.**

OLD BUSINESS – Members - none

NEW BUSINESS – Members

Cox reported that the Planning Commission has only spent about 15% of its budget because of so few meetings in 2007. He believes that the Planning Commission will need \$2000 to \$3000 for printing and publishing in the new budget and some increases in attorney fees and professional services.

Lauderdale said he would like to be able to review the last 5 years expenditures on the Planning Commission.

With respect to the annual review of the Master Plan Cox suggested that the record reflect that the Planning Commission has reviewed the Master Plan and wants to continue its use. The Commissioners agree that no changes appear necessary.

Lauderdale then made a motion that: All members of the Planning Commission having reviewed the Master Plan, the Commission declares that it finds no needed changes, and the Commission is willing to continue its use as is. The motion was seconded by Langshaw and unanimously **APPROVED.**

## ELECTION OF OFFICERS FOR 2008

Langshaw nominated Jim Lauderdale as chairman for 2008. There being no other nominations Lauderdale was unanimously elected chairman for 2008.

Election of other officers was postponed until November so that new members could be present as well as members who were not present at this meeting.

## REPORTS

### **ZBA**

Lauderdale reported on the Bedford and Abushmaies proposal and the postponing of a decision in that matter until October to allow the applicant to provide an adequate site plan. The Gregory request to add decks from the second floor was declined.

### **Township Board**

Langshaw reported that the Board is working on the budget and Sherman Lake weed control.

### **Workshops**

No one has attended workshops

## COMMISSION COMMENTS

## ADJOURNMENT

On motion by Lauderdale seconded by Cox and unanimously approved, the meeting was adjourned.

Respectfully submitted,

Gary Webster  
AGS