

**ROSS TOWNSHIP
PLANNING COMMISSION
MINUTES
July 27, 2009**

CALL TO ORDER/PLEDGE

Chairperson Lauderdale called the regularly scheduled meeting of the Ross Township Planning Commission to order at approximately 7:00 P.M. at the Ross Township Hall.

ROLL CALL

Those present were: Jim Lauderdale
 Robb Blain
 Russell Fry
 Rick Jones
 Sandra Kiger
 Jon Scott

Absent were: Jeff Price

Also present were: Bruce Dean, AGS

APPROVAL OF AGENDA

On motion by Fry seconded by Blain the agenda was unanimously approved.

APPROVAL OF PRIOR MEETING MINUTES: **June 22, 2009**

On motion by Fry seconded by Blain the minutes of **06/22/2009** were unanimously approved, with the following change:

1. Page 4, sub-heading 2: change "Heat" to "Head"

PUBLIC COMMENTS on non-agenda items - None

NEW BUSINESS

UNFINISHED BUSINESS

1) Work Plan Topics

ZONING ORDINANCE AND MASTER PLAN CONSISTENCY

The draft document prepared by Harvey proposing revised C-1 BAY – COMMERCIAL DISTRICT, and I-R RESTRICTED INDUSTRIAL DISTRICT, dated 07/27/09, was discussed.

C-1: There was discussion of the following topics:

- Inclusion of “Churches”.
- Residential uses in terms of conversion from commercial to residential, the effect of removal from the permitted use (effect of non-conforming status), and allowance of “integrated residential uses” either as permitted or special uses.
- “Service establishment” and “professional services” in terms of any uses (adult businesses) that may require additional definition or regulation.
- It was the consensus of the PC members that “Gasoline Service Station” be removed from the list of special land uses.
- Holding an “open forum”, inviting and receiving input from current business and property owners in the Bay Area, and within a 500 to 1000 feet radius.
- It was the consensus of the PC members that the C-1 District discussed is the “Bay District” and that a separate commercial district is required for general commercial. Further consideration of Section 8.94 will take place following receipt of this input.
- Section 8.92, the word “drugs” should be changed to “pharmaceuticals”.

I-R: There was discussion of the following topics:

- Section 8.103(A)(a), the intro is worded awkwardly and the word “on” appears to be intended to be “one”.
- Section 8.102(D) and (E), the word “drugs” should be changed to “pharmaceuticals”.
- Section 8.102(E) - Clarification is required of the phrase “...storage of liquids and gases...directly connected to energy or heating on the premises...”
- Section 8.104 will be considered further following additional definition and input from potential owners and developers within the designated industrial areas.

FLOOD PLAIN DISTRICT

Information from the updated flood plain mapping will be reviewed at a future meeting.

RECREATION PLAN

Scott provided an overview of the need for a framework, public participation, identification potential recreational lands, and the need for development of objective criteria.

REPORT FROM TOWNSHIP BOARD

Scott stated that the Township Board has been discussing (1) houses in the Bay that have had been reported for “animal house” type activities, and (2) the Gull Vista road project, which was completed by the Kalamazoo County Road Commission as a “seal-chip” surface, though residents felt another method would have been desirable.

REPORT FROM ZONING BOARD OF APPEALS – no meeting in July 2009.

MEMBERS, CONSULTANTS AND ADVISORS TIME

Fry stated that the objective of merging the commercial districts should be considered thoroughly to avoid adoption with unintended consequences.

Kiger provided information on Bed-and-Breakfasts.

Blain made the PC members aware that they are eligible for a free pass to the Township parks.

Lauderdale shared information on a seminar sponsored by MSU to be held on 08-12-09 regarding “adaptive reuse”, and reminded members to review the noise ordinance information provided in the agenda packet.

ADJOURN

On motion by Blain seconded by Kiger and unanimously approved, the meeting was adjourned.

Respectfully submitted,

Bruce Dean, AGS