

**ROSS TOWNSHIP  
PLANNING COMMISSION  
MINUTES  
August 24, 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  
   Sandra Kiger  
   Jeff Price  
   Jon Scott

Absent were:                     Russell Fry  
   Rick Jones

Also present were:            Rebecca Harvey, Planning Consultant  
   Bruce Dean, AGS

APPROVAL OF AGENDA

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

APPROVAL OF PRIOR MEETING MINUTES: **July 27, 2009**

On motion by Blain seconded by Price the minutes of **07/27/2009** were unanimously approved as prepared.

PUBLIC COMMENTS on non-agenda items - None

NEW BUSINESS - none

## UNFINISHED BUSINESS

### 1) **Work Plan Topics**

#### ZONING ORDINANCE AND MASTER PLAN CONSISTENCY

The draft document prepared by Harvey proposing C-2 NEIGHBORHOOD COMMERCIAL DISTRICT dated 08/24/09, was discussed. Harvey contrasted the C-1 (proposed 07-27-09), C-2 (as proposed 08-24-09), and the common treatment of a “general” commercial district.

C-2 and C-1: There was discussion of the following topics:

- The potential inclusion of car dealerships/boat sales/entertainment uses in a commercial districts of the Township.
- “The new economy” and its effect on regionalizing planning / zoning.
- Planned Unit Development as a potential addition to the zoning ordinance, potentially in the C-1 and R-3 Districts.
- The “neighbor commercial” or other commercial as overlay district, rather than a distinct district.
- Objectives as stated in the master plan.

#### FLOOD PLAIN DISTRICT

Scott will make a report after obtaining the newly published FEMA floodplain panel maps.

There was discussion of the need for and definition of the floodplain and floodway districts, and potentially creating a general provision section that would be referred to in each individual zoning district, similar to manner that Section 9.5 - Accessory Buildings is referenced by each zoning district.

#### RECREATION PLAN

Scott anticipates that this concept will be dealt with in the future, potentially by year-end.

#### GULL LAKE WATERSHED

Lauderdale provided an overview/summary of the meeting on 07-30-2009 and the document titled MEMO, Re: Recommendation for next steps regarding water quality protection. It was the consensus of the members that Ross Township will continue to participate in the meetings.

## REPORT FROM TOWNSHIP BOARD

Scott stated that the Township Board topics for the month did not bear on planning commission activities.

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

## MEMBERS, CONSULTANTS AND ADVISORS TIME

Scott submitted that the protection of green space and open space must to a balanced part of allowing various uses, while providing adequate protection and responsible management, rather than an end unto itself.

Harvey asked about the availability of small-scale versions of the zoning ordinance. Following discussion, the office will be contacted to request the map for the PC members.

## ADJOURN

On motion by Scott seconded by Price and unanimously approved, the meeting was adjourned.

Respectfully submitted,

Bruce Dean, AGS