

**ROSS TOWNSHIP
PLANNING COMMISSION
MINUTES
September 28, 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
 Jeff Price
 Jon Scott

Absent were: Rick Jones
 Sandra Kiger

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

APPROVAL OF AGENDA

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

APPROVAL OF PRIOR MEETING MINUTES: August 24, 2009

On motion by Blain seconded by Price the minutes of **08/24/2009** were unanimously approved as prepared.

PUBLIC COMMENTS on non-agenda items - None

NEW BUSINESS - Site Plan Amendment – Sherman Lake YMCA

Dean summarized the proposal of a 3,000 square foot addition to the recreation building at the Sherman Lake YMCA, and indicated that the applicant requests approval to submit a modified proposal. Following short discussion, it was the consensus of the members to allow the submission of additional information this evening.

Karl Ruitter, Kingscott, described that project on behalf of the YMCA. He indicated that the general purpose of the addition would be to house existing exercise equipment, with the area of the existing building, which previously contained the equipment, being used as alternative locations for camp program activities.

Mr. Ruitter noted that areas in use for membership activities have a greater effect on the parking requirements than program areas. The proposed addition will not increase membership activity. Rather, an area of approximately 3,050 square feet in the existing recreation building will be replaced by the addition of 3,750 square feet. Indoor activities and programs will now take place in the area of the existing building from which the exercise equipment is to be removed. The exercise equipment will in turn be moved into the new addition. These changes should not have an effect on parking usage.

Lauderdale asked for further clarification of the “net floor area increase” of 700 square feet, which was part of the revised information submitted at the meeting, and its impact on minimum parking calculations.

Dean explained that the required parking for the mixture of uses permitted at the YMCA site is that number of spaces necessary to “satisfy peak parking needs”, as determined by the Planning Commission. There was discussion of the utilization levels of existing parking on the site, including observations by some of the PC members, with the consensus being that existing parking has been shown to be adequate.

Scott indicated his appreciation of the green space built provided as part of the parking design throughout the site.

Luke Austinfeld, of the YMCA, stated the mission –“success for every child” – and the goal achieved by the proposed addition, is that every child participating can be in a protected area during programs.

Fry asked about drainage issues related to the addition.

Mr. Ruitter described the rain garden detention area and indicated that there will be a reduction in discharge to the catch basin in the adjacent parking area based on absorption taking place in the rain garden. The parking area being replaced by the building had also discharged to the same catch basin. The catch basin ultimately discharges to the retention area to the southeast.

Lauderdale directed the member’s attention to 9.94 A-R, and it was the consensus of the members that all required information had been provided. The criteria set forth in Section 9.96(B) was reviewed, and based on the data and information presented there will be no negative effect on the neighborhood, there is a proper relationship between road ways and interior circulation, no adverse affects will result from the location of the addition, substantial setbacks have been provided, natural features are retained and enhanced with the use of the rain garden, and there will be minimal removal of soils.

Blain moved that the site plan amendment be approved based on the findings of compliance with Section 9.96(B) noted above. The motion was seconded by Fry, and unanimously approved.

UNFINISHED BUSINESS

1) Work Plan Topics

COMMERCIAL & INDUSTRIAL DISTRICTS; PLANNED UNIT DEVELOPMENT

C-1 Bay Commercial District. There was discussion of the prior comments and input on the draft language for the C-1, including the following topics.

- Waterfront design elements – examples are desirable.
- F – G – H: Does adult entertainment need to be addressed. Attorney Rolfe will be consulted on the necessity regulations.
- Deletion of Service Station.
- Site development standards.
- Informational meeting with Bay business owners and other property owners within 200 feet. Input on development standards and other unifying features.
- Graphic and narrative presentation of goals for Bay area (ultimately to be come part of the Master Plan).
- The draft presentation will be assembled, disseminated to the members electronically, and subject to a consensus expressed of the members, will be forwarded to Bay area property owners for discussion a the 10/26/2009 meeting.

I-R Industrial District. There was discussion of the prior comments and input on the draft language for the I-R. There was discussion of the following topics:

- Industrial Office developments.

C-2 Neighbor Commercial District. There was discussion of the following topics:

- Contrast between proposed Bay Commercial, Neighborhood Commercial, and General Commercial.

FLOOD PLAIN DISTRICT

No discussion.

RECREATION PLAN

No discussion.

GULL LAKE WATERSHED

The next meeting will be held 09-29-2009 at Richland Township Hall.

REPORT FROM TOWNSHIP BOARD

Scott stated that the Township Board would be reviewing the most recent auditor's report with the Township's accountants. There will be a ribbon cutting ceremony held for the North Country Trail. There was discussion of the police report presented to the Township Board.

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

MEMBERS, CONSULTANTS AND ADVISORS TIME

Harvey stated that the development of the recreation plan could be assisted by the organizations at WMU. She will obtain additional information.

ADJOURN

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

Respectfully submitted,

Bruce Dean, AGS