

**ROSS TOWNSHIP
PLANNING COMMISSION
MINUTES
October 26, 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: Rebecca Harvey, Planning Consultant
 Bruce Dean, AGS

APPROVAL OF AGENDA

On motion by Fry seconded by Kiger the agenda was unanimously approved as prepared.

APPROVAL OF PRIOR MEETING MINUTES: **September 28, 2009**

On motion by Scott seconded by Blain the minutes of **09/28/2009** were unanimously approved as prepared.

PUBLIC COMMENTS on non-agenda items -

Lauderdale circulated a draft notice to Bay Area property owners, inviting participation and input at the November 23, 2009 PC meeting.

Mr. Bob Cox, 12138 N Sherman Lake Drive, stated that there has been conversation among Sherman Lake residents regarding the high water level on the lake and proper setbacks. Mr. Cox suggested that vertical component for setback in relationship to historic high-water levels of impoundment lakes like Sherman Lake may be appropriate.

NEW BUSINESS – none

UNFINISHED BUSINESS

1) Work Plan Topics

The invitation to Bay Area property owners was reviewed. There was discussion of the content and following discussion, the notification area was expanded to include property owners within 300 feet of the areas along M-89 and D Avenue that are currently zoned R-2, R-3, C-1, and C-4.

REVIEW AND REVISE AMENDMENTS TO COMMERCIAL & INDUSTRIAL DISTRICTS; USE OF PLANNED UNIT DEVELOPMENTS

C-1 Bay Commercial District – on hold to the November 23, 2009 meeting.

Planned Unit Developments (PUD). Harvey presented an overview contrasting PUD with the open space development language currently in the zoning ordinance. PUD's generally incorporate multiple uses within a single development. There was discussion of the following topics:

- Flexibility and objectives of PUD language.
- Parcel sizes appropriate to different areas of the Township.

Members will review the draft PUD language, with potential adjustments to be recommended at the next meeting.

There was discussion of the correspondence between Chairman Lauderdale and Attorney Rolfe regarding regulation of adult businesses. It was the consensus of the members that no further action is required at this time.

FLOOD PLAIN DISTRICT

There was discussion of the FEMA map update process. Scott and Dean will try to assemble preliminary information for the next meeting.

RECREATION PLAN

Harvey has been in conversation with WMU representatives. Projects are possible options for a class of undergraduates and/or an individual graduate student. She will prepare a preliminary proposal outline for discussion and review by the PC and WMU staff. There was general discussion of the goals related to the development of a recreation plan.

GULL LAKE WATERSHED

Lauderdale reported on the meeting held 09/29/2009. The objective of this phase of meetings is to determine whether the four-townships can work together to develop plans and ordinances to protect Gull Lake.

REPORT FROM TOWNSHIP BOARD

Scott stated that the Township Board has reviewed the long-term road plans with the County Road Commission. Processes, systems and time frames for evaluating the quality of the roads in the county are being developed. The study is beginning in Texas Township. The Township Board received a good report from the Township's accountant. Weed control at Sherman Lake was discussed.

Lauderdale described that a potential agenda had been circulated for a joint meeting between the Township Board, PC and ZBA.

REPORT FROM ZONING BOARD OF APPEALS -- no meeting in October 2009.

MEMBERS, CONSULTANTS AND ADVISORS TIME

Dean described conversation with a property owner in Stoney Lake. The owner has requested installation of an eight-foot fence for protection of flower garden from deer. Dean has recommended that the owner submit a letter of inquiry for the PC to consider.

ADJOURN

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

Respectfully submitted,

Bruce Dean, AGS