

**ROSS TOWNSHIP  
PLANNING COMMISSION  
Special Meeting  
MINUTES  
December 17, 2009**

CALL TO ORDER/PLEDGE

Chairperson Lauderdale called the special 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  
   Sandra Kiger  
   Rick Jones

Absent were:                     Jeff Price  
   Jon Scott

Also present were:             Bruce Dean, AGS

APPROVAL OF AGENDA

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

NEW BUSINESS

**1) Bay Arbor of Gull Lake**

Kim Gildea was present to explain the request. He described that economic conditions have dictated that larger properties be offered than the original configuration of the units 14, 15 and 16. Following the construction of the single-family dwelling on unit 16, the south one-half of unit 15 was sold with unit 16. The master deed was amended at that time to combine the north one-half of unit 15 with unit 14, but Mr. Gildea and his attorney did not realize that amendment of the site plan was required as well.

Dean summarized the 12-14-2009 site plan amendment report, and noted that a letter dated 12-15-2009 was received from Rich Pierson, Director, Gull Lake Sewer & Water Authority, indicating that the proposed change presents no issues related to the sewer. The proposed change will not affect infrastructure, lot and area compliance, or dedicated open space areas of the Bay Arbor of Gull Lake development.

Lauderdale referred to the standards of Section 9.96(B) (1 through 6), noting the previous approvals granted for this development. It was the consensus of the members that all criteria of the section had been met by the application.

Lauderdale moved that the proposed amendment to the site plan for Gull Arbor of Gull Lake be approved, based on prior site plan reviews and approvals, compliance with the criteria of Section 9.96(B), and receipt of confirmation from the Gull Lake Sewer & Water Authority that no issues are presented by the proposed change. The motion was seconded by Blain, and unanimously approved.

ADJOURN

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

Respectfully submitted,

Bruce Dean, AGS