

**ROSS TOWNSHIP  
PLANNING COMMISSION  
MINUTES  
January 25, 2010**

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

Absent were:                     Rick Jones  
   Sandra Kiger  
   Jon Scott

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

APPROVAL OF AGENDA

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

APPROVAL OF PRIOR MEETING MINUTES:

**November 23, 2009 and December 17, 2009**

On a motion by Blain, seconded by Fry, the minutes of **11/23/2009** were unanimously approved.

On a motion by Blain, seconded by Price, the minutes of **12/17/2009** were unanimously approved.

PUBLIC COMMENTS on non-agenda items - none

NEW BUSINESS - none

## UNFINISHED BUSINESS

### 1) Work Plan Topics

#### MASTER PLAN & ZONING FOR COMMERCIAL “BAY AREA”

Lauderdale noted the inclusion of the term “drug” in Section 8.92(E) and requested that it be changed to “pharmaceuticals”, per past discussion at the July 2009 meeting.

Harvey provided an overview of draft language for the C-1 Bay – Commercial District, which has been prepared to incorporate the public input received at the 11-23-2009 meeting. Description of “form based coding” and “design standards” approach were provided, and the fact that the draft language has incorporated elements of each.

There was discussion of the specific uses permitted in the draft language. During a page-by-page review of the document the following topics were discussed, with actions noted approved by consensus of the members:

- Neo-traditional design;
- Pedestrian-friendly architecture and corridor design;
- Foster care (small group) facility and Family day care home (each is mandated by statute in districts permitting single family residential);
- RESTRICT: Dry cleaning should be limited to “pick-up station”;
- RESTRICT: Gasoline service station: allow by approval of a special use permits, with specific condition that property have frontage on M-89;
- Administrative review;
- Outdoor sales or activity accessory to a permitted retail use;
- Setbacks and appropriate maximum lot coverage;
- REMOVE: Maximum Floor Area/Floor Area Ratio (F.A.R.) and the 15,000;
- Interplay between the requirements of Section 9.1 (parking) and the discretion of the Planning Commission to approve reduced parking;
- Overflow parking and parking on grass areas of the site;

REPORT FROM TOWNSHIP BOARD - none

REPORT FROM ZONING BOARD OF APPEALS

No meetings in December 2009 or January 2010.

## MEMBERS, CONSULTANTS AND ADVISORS TIME

Dean described a correspondence received from Stan and Lori Kerman (dated 11/23/2009). The letter requests that the Planning Commission consider the adoption of a time frame for building projects on lake property. The letter will be distributed with the February 22<sup>nd</sup> meeting agenda for discussion.

## ADJOURN

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

Respectfully submitted,

Bruce Dean, AGS