

**ROSS TOWNSHIP
PLANNING COMMISSION
MINUTES
February 22, 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
 Gregg Pierce
 Jon Scott

Absent were: Sandra Kiger
 Jeff Price

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

Following the roll call, the Chair recognized and welcomed Gregg Pierce, newly appointed Planning Commissioner.

APPROVAL OF AGENDA

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

APPROVAL OF PRIOR MEETING MINUTES: January 25, 2010

On a motion by Blain, seconded by Fry, the minutes of **01/25/2010** were unanimously approved.

PUBLIC COMMENTS on non-agenda items - none

NEW BUSINESS - none

Kerman request

The Planning Commission members reviewed letters dated November 23, 2009, and February 15, 2010, in which Lori Kerman (254 East Gull Lake Drive) requested the institution of limitations on construction projects.

Dean described the administration of building permits in terms of initial period (six months), extensions and renewals as provided in the State of Michigan Construction Code, and the absence of provisions addressing control of specific construction activities in terms of the effect of noise on adjoining properties.

There was discussion of issues raised by the letters and the process for enactment and administration of noise ordinances. Harvey described that noise ordinances are not generally made part of the zoning ordinance, apply to any source of undesirable noise exceeding established limits, and are enforced on a complaint basis. Dean added that non-zoning ordinances are not within the scope of responsibility of the Planning Commission by statute, but that the Township Board can refer such issues to the Planning Commission for input and consultation.

Following additional discussion, Lauderdale moved that the Ross Township Planning Commission establish that it is its position that there should be no restriction on construction within Ross Township, and that construction should be permitted year-round, without seasonal restriction, throughout the Township. The motion was seconded by Fry, and unanimously approved.

On a motion by Lauderdale, seconded by Pierce, the consideration of issues related to the need for a noise ordinance will be forwarded to the Township Board. The motion was unanimously approved. Scott was requested, as the Township Board representative to the Planning Commission, to present the question along with the issues discussed.

2010-2011 Meeting Date

Following discussion of the proposed meeting schedule for fiscal year 2010-2011, Fry moved that the RESOLUTION SETTING PLANNING COMMISSION REGULAR MEETING SCHEDULE FOR 2010-2011 FISCAL YEAR be approved as presented (fourth Monday of each month, excepting December). The motion was seconded by Blain, and unanimously approved.

Open Meetings Act

Lauderdale summarized the memo from Attorney Rolf (01-25-2010) regarding compliance with the Open Meetings Act, noting that the operation of the Planning Commission is in compliance with the requirements in the letter.

Dean indicated that the “legislative” format for corrections described in the memo has not been utilized, but will be incorporated into future administration of the minutes.

UNFINISHED BUSINESS

1) Work Plan Topics

MASTER PLAN & ZONING FOR COMMERCIAL “BAY AREA”

Review of the draft document continued from Section 8.96, during the discussion the following topics with discussed:

- Lot coverage (definition proposed);
 - ADD: allowance or incentive for lot coverage increase based on design elements;
 - Parking – references to Section 9.1;
 - Interconnection and linkage of pedestrian walkways, pathways, and sidewalks.
- During discussion of subsection 8.96(E), it became apparent to the members that a detailed map illustrating the present C-4 District, and the potential C-1 District, is necessary to advance the definitions related to continuity and compatibility of design contemplated by this subsection. It was the consensus of the members that further discussion should be deferred until such a map can be prepared.

FLOODPLAIN DISTRICT

Following review of the floodplain documents included in the agenda packet, Lauderdale moved to authorize Harvey to prepare a draft ordinance amendment incorporating FEMA floodplain maps by reference, and deleting the current zoning ordinance references to a “Floodplain District” on the zoning map. The motion was seconded by Fry, and unanimously approved.

RECREATION PLAN

Harvey stated that she has had additional communication with personnel at WMU and additional discussions will need to take place to determine the process for assistance in development of a recreation plan.

Scott stated that he has had communication with personnel at MSU, and they may also have an interest participating by providing input or student project time for development of a Township recreation plan.

REPORT FROM TOWNSHIP BOARD

Scott indicated that Board has been focusing on budget issues.

REPORT FROM ZONING BOARD OF APPEALS

No meeting in February 2010.

MEMBERS, CONSULTANTS AND ADVISORS TIME

Dean reported on proposed construction on an interior unit in the Bay Harbor Point. The infrastructure has not been completed at this time, and its installation will be required prior to issuance of building permits for units 2 through 6 of the development. An amendment to the original site plan approval is one alternative available to the developer.

Lauderdale will prepare a draft of the annual report for 2009-2010, which will be distributed for review and discussion at the next PC meeting.

ADJOURN

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

Respectfully submitted,

Bruce Dean, AGS