

**ROSS TOWNSHIP
PLANNING COMMISSION
MINUTES
May 24, 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
 Jeff Price
 Gregg Pierce
 Jon Scott
 Sherri Snyder

Absent were: Russell Fry

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

APPROVAL OF AGENDA

On a motion by Blain, seconded by Pierce, the agenda was unanimously approved.

APPROVAL OF PRIOR MEETING MINUTES: **April 26, 2010**

On a motion by Price, seconded by Pierce, the minutes of **04/26/2010** were unanimously approved.

PUBLIC COMMENTS on non-agenda items - none

NEW BUSINESS

There was a short discussion of the recommendation from Craig Rolfe, Township Attorney that Section 6.13 be deleted from the zoning ordinance (email dated 04-19-2010). The section establishes a time limit for the ZBA to take action on variance

requests, which is not required by the current language of the Michigan Zoning Act. Following the discussion, Blain moved that a public hearing be held on the proposed language at the time of the next scheduled public hearing. The motion was seconded by Scott, and unanimously approved.

UNFINISHED BUSINESS

1) DRAFT ORDINANCE TO ADDRESS "FLOODPLAIN

The memorandum entitled "Floodplain Management Regulations – *Draft #2*" prepared by Harvey, was reviewed and discussed.

There was specific discussion regarding regulation of mobile home parks, and it was the consensus of the members that the language reflects the previous discussions of the Planning Commission, and will be subject to review and input from the Township Attorney.

On a motion by Scott, seconded by Pierce, referral of the draft language to Attorney Rolfe for review was unanimously approved.

2) MASTER PLAN & ZONING FOR COMMERCIAL "BAY AREA"

"*Draft #3: Section 8.9 – C-1 BAY – COMMERCIAL DISTRICT*" was reviewed. There was discussion of the proposed Section 8.96(J)(2), specifically the meaning and intention of the "undeveloped greenbelt". Prior language endorsed by the Four Townships Association will be considered for potential clarification of the language. Mr. Robert Cox suggested that the Michigan Lake and Stream Association is also a potential resource for additional language.

On a motion by Pierce, seconded by Price, referral of the draft language to Attorney Rolfe for review was unanimously approved.

3) RECREATION PLAN

Lauderdale reviewed his email of 04-28-2010 on this topic. The action and the budget were approved by the Township Board at its meeting May 11, 2010. Scott provided an overview of his presentation of the issue to the Township Board, and the discussion held at that time. The proposal was well received and well understood by the Township Board members. Following discuss, Harvey indicated that she would arrange a meeting with Dr. Lemberg, and the intern being recommended for the study. Scott and Harvey will attend the meeting. Scott agreed to serve as the Township representative providing oversight for the study.

4) NOISE ORDINANCE

Harvey reviewed the previous discussion, Oshtemo Township's ordinance, and the model ordinance from the Michigan Township Association (MTA). Harvey recommended the use of a "decibel level" based ordinance, because this method provides a clear and measurable standard.

There was discussion of the manner of providing information to the general public, if such language is adopted.

The draft language was reviewed section by section. There was discussion of the interplay between Sections 3 and 4. The basis for complaint being described in Section 3, and the method of measurement being described in Section 4. There was also discussion of "marine rules" applicable on the lakes, which are enforced by the County Sheriff's Department, and potential for enforcement in situations of a moving vehicle playing loud music. The exceptions were reviewed, and the exception for non-residential uses contained in the Oshtemo Ordinance was suggested for incorporation into the draft ordinance.

There was an extended discussion of the appropriate point of measurement: the property line of the complainant's property, or the property line of the property containing the source of the sound.

On a motion by Price, seconded by Pierce, referral of the draft language, adjusted to incorporate discussion from tonight's meeting, to Attorney Rolfe for review was unanimously approved.

REPORT FROM TOWNSHIP BOARD

The Township Board accepted the annual report, and Scott added that he feels that the report is an extremely effective and appreciated form of communication between the boards.

REPORT FROM ZONING BOARD OF APPEALS

Lauderdale reported that there was no ZBA meeting in May.

MEMBERS, CONSULTANTS AND ADVISORS TIME

Lauderdale presented a document generally titled: Gull Lake Watershed Mission and Vision Statement. The document contains mission, vision and strategic statements that are being developed to guide coordinated reviews of the master plans and ordinances of the Townships bordering Gull Lake.

ADJOURN

On a motion by Blain, seconded by Price, and unanimously approved, the meeting was adjourned at 8:51 pm.

Respectfully submitted,

Bruce Dean, AGS