

CHARTER TOWNSHIP OF YORK  
PLANNING COMMISSION  
REGULAR MEETING  
YORK TOWNSHIP HALL  
August 13, 2007

A regular meeting of the Planning Commission of the Charter Township of York was held at 11560 Stony Creek Road on Monday, August 13, 2007. Secretary Kay called the meeting to order at 7:30 P.M.

MEMBERS PRESENT: Jane Kartje, Joan Alexander, John Hargrove, Aimee Kay,  
And Keith Fineberg

MEMBERS ABSENT: Paolo Visionsi and Sandy Shearer

OTHERS PRESENT: Rodney Nanney, list on file.

DETERMINATION OF A QUORUM

A quorum was present.

ADOPTION OF AGENDA

Motion by Hargrove, seconded by Alexander to adopt the agenda as amended: Move Old Business to before New Business; add Special Use Permit review reports to New Business. Motion carried: 5-0-2

APPROVAL OF MINUTES

Motion by Alexander seconded by Kartje to approve the minutes of the July 23, 2007 regular Planning Commission meeting as presented. Motion carried: 5-0-2

CALL TO PUBLIC

Fred Schettenhelm, 12000 Stony Creek Rd.: Mr. Schettenhelm was representing the York Township Parks and Recreation Committee to ask the Planning Commission to consider a tree protection ordinance in light of the recent tree cutting in Sandra Richardson Park by the neighboring property owner.

Frank Stukenborg, 9675 Nabozny: Mr. Stukenborg is Chairman of the York Township Parks and Recreation Committee and was present to explain that he has met with the York Township Supervisor, Zoning Inspector and Building Inspector regarding the tree cutting in Sandra Richardson Park. As a result of this meeting, it was requested that Mr. Stukenborg prepare a list of recommendations to remedy the situation. He has provided copies of this list to all York Township Board and Planning Commission members. He requested that the Planning Commission seriously consider adopting measures to protect the parks during pre-development, development and on-going commercial uses adjacent to all township parks.

CORRESPONDENCE

Motion by Alexander, seconded by Fineberg to accept the correspondence and place it on file.

Motion carried: 5-0-2

## REPORTS

### Report of Chairperson

None. Not present.

### Report of Township Board Representative

None. Board has not met since last Planning Commission meeting.

### Report of Zoning Board of Appeals

None. Has not met since last Planning Commission meeting.

### Report of Planning Consultant

None. Given under Old Business.

### Report of Engineering Consultant

None. Not present.

### Report of Parks Committee Representative

None. Not present.

### Report of Zoning Official

None. Not present.

## PUBLIC HEARING

None.

## OLD BUSINESS

### 1. *Yorktown Commons Area Plan Changes.*

Mark Melchi of MAV Development was present. He indicated that he is present to get feed back from the planning consultant regarding the need to hold a public hearing to rezone and add an additional parcel of land to his already approved area plan.

Rodney Nanny reported that a public hearing will need to be held to rezone the parcel from commercial to PUD. It would be a one-step process: hold the public hearing and recommend to the Board approval of the rezoning and addition to the area plan at the same time. Determining if a major or minor change does not apply to this situation.

Discussion held.

Motion by Alexander, seconded by Hargrove to set the public hearing for the Yorktown Commons area plan amendment and rezoning request for September 10, 2007.

Roll call vote:

Alexander – Yes

Hargrove – Yes

Fineberg – Yes

Kartje – Yes

Kay – Yes

Shearer – Absent

Visioni – Absent

Motion carried: 5-0-2

It was noted to the applicant that he will need to contact the Clerk's office to file a rezoning application and pay the associated fees. He will also submit proof of ownership with this application as requested by the Planning Commission.

2. Zoning Amendment Discussion.

The list of proposed zoning ordinance updates provided by the York Township Supervisor and the planning consultant was reviewed and discussed. This list must be prioritized and divided up due to budget constraints.

After much discussion, the Planning Commission decided that the highest priority items are as follows:

Item A, Readability and Organization

Item C, Development

Item D, Land Uses and Zoning Districts

The Planning Commission also discussed the possibility of holding a workshop meeting, on a volunteer basis, to work strictly on the zoning ordinance amendments to get the amendments finished in a timelier manner. No consultants would be present as to save on costs. Commissioner Kartje will take this idea to the Board at their next meeting to get their feedback.

NEW BUSINESS

1. Special Use Permit Review Reports.

Motion by Kartje, seconded by Alexander to acknowledge that Special Use Permit reviews have been completed for the following addresses during the 3<sup>rd</sup> quarter of 2007:

1970 Mooreville Rd., Garden Gate Farms riding stables (formerly Earhart Stables)

1665 Willis Rd., Precious Times Daycare

12266 Stony Creek Rd., Spring Valley Landscape

8318 Carpenter Rd., Calvary Bible Church

Parcel G, Willis Rd., Church of Jesus Christ

76 Willis Rd., Noye airstrip

Roll call vote:

Kartje – Yes

Alexander – Yes

Kay – Yes

Hargrove – Yes

Fineberg – Yes

Shearer – Absent

Visioni – Absent

Motion carried: 5-0-2

It was noted that the Clerk should receive copies of the Special Use Permit review reports from the zoning department for the Township's master files.

#### COMMENTS FROM THE COMMISSION

Kartje: She has met with the York Township Supervisor regarding the Township Zoning Inspector's attendance at Planning Commission meetings. The Supervisor suggests notifying the Zoning Inspector in writing in advance of the meeting at which his presence is requested. Commissioner Kartje recommends copying Supervisor Zurawski on these requests.

Alexander: Requested zoning ordinance amendments be added to the August 27, 2007 agenda.

#### FINAL CALL TO PUBLIC

None.

#### NEXT REGULAR MEETING

August 27, 2007 at 7:30 p.m.

#### ADJOURNMENT

Motion by Fineberg, seconded by Alexander to adjourn the meeting at 9:15 p.m.

Motion carried: 5-0-2

Respectfully Submitted,

Aimee Kay  
Planning Commission Secretary

Proposed minutes prepared by Joan Alexander, Planning Commission member, Charter Township of York. Submitted to the Planning Commission for their review and consideration for approval at their next regularly scheduled meeting.

Charter Township of York  
Regular Planning Commission meeting  
August 13, 2007  
Page: 5 of 5

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