

CHARTER TOWNSHIP OF YORK  
PLANNING COMMISSION  
REGULAR MEETING  
YORK TOWNSHIP HALL  
November 26, 2007

A regular meeting of the Planning Commission of the Charter Township of York was held at 11560 Stony Creek Road on Monday, November 26, 2007. Chairperson Shearer called the meeting to order at 7:33 P.M.

MEMBERS PRESENT: Jane Kartje, Paolo Visioni, Sandy Shearer, Joan Alexander, John Hargrove, Aimee Kay, Keith Fineberg.

MEMBERS ABSENT: None

OTHERS PRESENT: Don Pennington of Land Use Planning and Consulting, Michael Peterson of Nowak & Fraus, Carl Girbach, Zoning Administrator, List on file.

DETERMINATION OF A QUORUM

A quorum was present.

ADOPTION OF AGENDA

Motion by Fineberg, seconded by Hargrove to adopt the agenda

Motion carried: 7-0-0

APPROVAL OF MINUTES

Motion by Alexander seconded by Visioni to approve the minutes of the October 22, 2007 regular meeting as amended.

Motion carried: 7-0-0

CALL TO PUBLIC

None

CORRESPONDENCE

Motion by Kartje, seconded by Visioni to accept the correspondence and place it on file.

Motion carried: 7-0-0

REPORTS

Report of Chairperson

None

Report of Township Board Representative

The Board met on November 13, 2007 and Commissioner Kartje reported the following:

1. The 2nd reading of the #119-York Township sewer use ordinance/YCUA Division and the #120-public water system use ordinance/YCUA Division was completed.
2. A presentation by the Citizens Environmental Advisory Committee regarding the planning for an Earth Day Event. It is scheduled to be held on April 19<sup>th</sup> at the local Sandra Richardson Park.

3. The Township Board is hosting Two Open House's on December 11, 2007 and February 20, 2008. Public information will be shared by the various Township Committees, Commission and Township Board. The Open House is being held to obtain community participation and input.
4. Informed the Commission on the upcoming Washtenaw County Planning Advisory Board's Local Government Annual Planning Workshop to be held on November 29, 2007.
5. Discussed the Quarterly SUP's communication to the Zoning Department.

#### Report of Zoning Board of Appeals

Keith Fineberg reported that a request for a variance was approved for a property owner to construct a bathroom addition within the 30 yard setback located on Mooreville road.

#### Report of Planning Consultant

Given under old business.

#### Report of Engineering Consultant

Given under old business.

#### Report of Parks Committee Representative

Paolo Vioni reported that the Parks & Recreation Committee and the Citizens Environmental Advisory Committee had a joint meeting and discussed the planning of the Earth Day Event, Purple Loosestrife removal, River Raisin Watershed report as well as plans for a storage building.

#### Report of Zoning Official

None.

#### NEW BUSINESS

##### 1. Mirage Lake, Final Site Plan Phase 4 Submittal

Mr. Rob Klochko representing Desert Sand, Inc.'s submittal indicated that the current submittal is addressing an on-site wastewater system for units 52-58 as well as completing phase 4 of the development.

They are interested in moving forward with the Site Plan approval process at this time. He noted that a master deed and by-laws, and letters/approvals from other governmental agencies for this development still needs be submitted to the Township.

Commissioner Kay pointed out that the Memorandum to York Township included in the submittal had no date. The petitioner acknowledged this as an oversight and relayed that the corrections and other necessary information will be submitted as required.

Motion by Visioni, seconded by Alexander to accept the Mirage Lake, Final Site Plan Phase 4 Submittal, received by York Township on November 1, 2007, and turn it over to the consultants for review.

Roll call vote:

Visioni – Yes  
Fineberg – Yes  
Hargrove – Yes  
Shearer – Yes  
Kay – Yes  
Alexander – Yes  
Kartje – Yes  
Motion carried: 7-0-0

This item will be placed on the January 14, 2008 agenda for review and discussion.

### OLD BUSINESS

#### 1. Bemis Farms SUP Site Plan Review.

Mr. Patrick Carmody, representing Bemis Farms indicated that additional information has been submitted.

Mr. Carmody reviewed five (5) main items: 1. The number of permitted children. 2. Size and condition of driveway and parking area. 3. Placement of play area in front of original building. 4. Use of “activities” pole barn. 5. Submittal of Site Plan as required August 9, 1995 for final approval. He also indicated that the storm water management plan is still being revised.

Engineering consultant Michael Peterson reviewed the items from his review letter dated November 20, 2007.

Planning Consultant Don Pennington wanted clarification regarding the proposed parking lot striping, dimensions and aisle width. Measurements taken on the submitted plan do not scale correctly and it appears that additional information needs to be shown on the plan to prove that the ordinance is being met.

Discussion continued regarding the parking area and dimensions.

Michael Peterson reviewed the items from his review letter pertaining to the proposed forebay and detention pond as well as the storm sewer system and detention calculations.

It was agreed that information as requested by the consultants must be addressed. Discussion regarding the parking lot and storm water management concluded that the pole barn already existed since 1997 and that treatment would only be necessary for the hard surface parking area.

Mr. Pennington indicated that the size of the trees for landscaping must be noted on the plan as well as a firm timeline for completion of the project items. He stated that he would like to have the construction schedules moved up sooner if possible.

Commissioner Fineberg stated that issues with regard to the fencing should be agreed upon before the next submittal. Consensus among the commissioners was that the height appears to be met and the type appears to be sufficient.

Commissioner Alexander wanted clarification regarding the proposed storage shed. Since the storage shed is depicted as being replaced in 2009, she wanted to know if that was a reasonable request for the current site plan.

Mr. Preston, representing Bemis Farms indicated that the petitioner wanted to replace an existing storage area that is currently in disrepair. He also stated that during the review of this SUP submittal it was in keeping with providing as much detail as possible to allow the Planning Commission to be informed regarding the intentions for all site improvements. Since the location of the play structure is currently being changed, they re-arranged some of the playground equipment and it made sense to show all of their changes at once since the site plan is currently under review.

Mr. Girbach indicated that he agreed that all items that the Day Care Facility wants should be shown on this plan.

Commissioner Hargrove concurred that he would like to see everything on the site plan that the petitioner is planning on using or needing at this time. He also wanted clarification regarding the amount of approved children and the parking lot area. He wanted to know if the amount of parking was sufficient to provide for that amount of children.

Mr. Peterson indicated that there appears to be sufficient stacking area on the parking lot.

Mr. Pennington indicated that based on his previous site visits parking appears to be sufficient unless an event is being held at the facility and requires more.

Commissioner Kartje stated that even though the State of Michigan has licensed the facility for 100 children that if the number is increased, a SUP revision would have to be made again.

Commissioner Kay stated to the petitioner that their engineer should be present at the next meeting to answer questions and describe the changes on the site plan.

Chairperson Shearer indicated that if the revised plan with the changes is provided two weeks in advance to the Township Clerk that this item could be placed on the January 14, 2008 Planning Commission regular meeting.

#### 1. ZONING AMENDMENT DISCUSSION

Mr. Donald Pennington stated that he has drafted wind turbine regulations and that he recommends that we review this as soon as possible.

Chairperson Shearer asked if that information could be prepared for the next meeting.

#### COMMENTS FROM THE COMMISSION

Commissioner Kartje asked fellow Commissioners to volunteer to set up information for the Open House. There was discussion regarding items to be included for the table as well as having someone to answer questions.

Commissioner Fineberg asked for feedback from the Commissioners regarding the Zoning Board of Appeals charge regarding variances and interface with the Planning Commission.

#### FINAL CALL TO PUBLIC

Ms. Valerie Lochocki stated that she is encouraged to see the willingness to work with the Bemis Farms Petition. She stated that it appears that improvement needs to be made regarding feedback for petitioners.

#### NEXT REGULAR MEETING

December 10, 2007 at 7:30 p.m.

#### ADJOURNMENT

Motion by Alexander, seconded by Visioni to adjourn the meeting at 9:34 p.m.

Motion carried: 7-0-0

Aimee Kay  
Planning Commission Secretary

Transcribed by Aimee Kay, November 30, 2007

Date approved: December 10, 2007

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