

CHARTER TOWNSHIP OF YORK
PLANNING COMMISSION
REGULAR MEETING
YORK TOWNSHIP HALL
October 22, 2007

A regular meeting of the Planning Commission of the Charter Township of York was held at 11560 Stony Creek Road on Monday, October 22, 2007. Chairperson Shearer called the meeting to order at 7:30 P.M.

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

MEMBERS ABSENT: None

OTHERS PRESENT: Rodney Nanney of Don Pennington Land Use Planning and Consulting, List on file.

DETERMINATION OF A QUORUM

A quorum was present.

ADOPTION OF AGENDA

Motion by Visioni, seconded by Hargrove to adopt the agenda as amended.

Motion carried: 7-0-0

APPROVAL OF MINUTES

Motion by Alexander seconded by Hargrove to approve the minutes of the October 8, 2007 regular meeting as amended.

Motion carried: 7-0-0

CALL TO PUBLIC

None

CORRESPONDENCE

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

Motion carried: 7-0-0

REPORTS

Report of Chairperson

Chairperson Shearer clarified that the Planning Commission annual report is completed once the calendar year is over. It is then presented to the Board ~~once it is completed~~ UPON COMPLETION OR PRIOR TO THE END OF THE FISCAL YEAR.

Report of Township Board Representative

The Board met on October 9th, 2007 and Commissioner Kartje reported the following:

1. Approved to waive the bond for the building trades program training project supported by several school districts that will assist the building trades. Eventually the house that is built will be sold.
2. Had the first reading of the York Township sewer use ordinance/YCUA Division.

3. Had the first reading of the public water system use ordinance/YCUA Division.
4. Discussed having a town hall meeting for residents.
5. Discussed the proposed wireless communications ordinance.

Report of Zoning Board of Appeals

Keith Fineberg reported that a request for a variance was approved for a property owner to construct a new garage located on Mooreville road. The variance was necessary because the garage was proposed in the side yard setback and it would be a hardship to cut down trees as well as representation that the proposed location was unique in dimension.

Report of Planning Consultant

Given under old business.

Report of Engineering Consultant

Given under old business.

Report of Parks Committee Representative

None.

Report of Zoning Official

None.

OLD BUSINESS

1. Bemis Farms SUP Site Plan Review.

Mr. Patrick Carmody, representing Bemis Farms indicated that the site plan is not ready at this time due to further revisions regarding the storm water management area. The proposed location has been changed and discussions with the Washtenaw County Drain Commission also have occurred. Issues with regard to the parking lot, dumpster, fence, and play areas have been revised.

Mr. Carmody indicated that the front yard play areas will be moved to behind the building except for the volleyball court. The volleyball court is encased in concrete and it will only be used by the adults on evening gatherings.

Commissioner Kartje asked the petitioner if they would have a timeline of the project, narrative as well as changes made to the SUP.

Mr. Carmody indicated that those items will be made available by October 31st.

Chairperson Shearer asked the petitioner about the timing of the revisions to be submitted in order for the Planning Commission to place this item on the November agenda.

Chairperson Shearer asked Commissioners for their comments regarding the re-striping of the parking lot. Commissioners indicated that despite the weather constraints that the petitioner needs to wait for official approval.

Commissioner Fineberg stated that he is glad to see that the play areas have been moved to the south section of the property.

Mr. Carl Girbach, zoning administrator stated that it is likely that the weather is going to prevent construction this season due to the SUP still being reviewed. He indicated that he would like to see a target date for completion.

Discussion from commissioners concluded that they would like to have a timeline for items to be completed as well as a completion date for the entire project.

Chairperson Shearer indicated that if the revised plan with the changes is provided to the Township Clerk by October 31st, that this item may be placed on the next regular scheduled PC meeting on November 26, 2007.

Commissioner Fineberg read a prepared statement:

On 9-26-07 Bemis Farms was before the PC for a hearing to show cause why the SUP should not be revoked for ongoing violations of the SUP and approved site plan. It was determined by the Planning Commission that Bemis Farms should submit a revised site plan, a listing of current approved SUP items with all proposed changes, and a listing of completion dates/ (timeline) of all Planning Commission advised violations. It was requested by the Planning Commission that Bemis Farms submit this requested information prior to the 10-26-2007 Planning Commission Meeting.

On 10-08-07 Bemis Farms was on the PC agenda for the purpose of their SUP site plan review. At this 10-08-07 Planning Commission meeting items of violation were again addressed. Items addressed were: number of children approved, parking lot striping, dumpster designation area, moving of play structure, pole barn activity, fencing, and detention/retention pond issues. The matter was adjourned to the 10-22-07 PC meeting to allow Bemis Farms to address the unresolved items.

This motion was going to begin the process for revocation of the current approved SUP if the information and data previously requested and which is necessary to resolve the ongoing zoning and SUP violations is not submitted to the York Township Clerk prior to 11-09-2007.

This timing will allow the township consultants to review and prepare a presentation to the York Township Planning Commission at the next regular scheduled Planning Commission Meeting, which is scheduled for November 26, 2007. Mr. Fineberg indicated that this motion is now unnecessary given the fact that the petitioner provided a satisfactory update of the current actions being taken by the petitioner to resolve the violations issues.

Discussion continued among the commissioners on efforts to improve communication and to continue to work toward resolving any outstanding violation issues with regard to the Bemis Farms SUP.

Commissioners recessed at 8:16 p.m. and reconvened at 8:24 p.m.

1. ZONING AMENDMENT DISCUSSION

Commissioners discussed policies and procedures regarding proposed amendments to the Zoning Ordinance.

NEW BUSINESS

None.

COMMENTS FROM THE COMMISSION

Commissioner Visioni asked about the status of the Yorktown Golf Natural Features violations.

FINAL CALL TO PUBLIC

None

NEXT REGULAR MEETING

November 26, 2007 at 7:30 p.m.

ADJOURNMENT

Motion by Fineberg, seconded by Alexander to adjourn the meeting at 10:10 p.m.

Motion carried: 7-0-0

Aimee Kay
Planning Commission Secretary

Transcribed by Aimee Kay, October 27, 2007

Date approved: November 26, 2007

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