

CHARTER TOWNSHIP OF YORK
PLANNING COMMISSION
REGULAR MEETING
YORK TOWNSHIP HALL
September 10, 2007

A regular meeting of the Planning Commission of the Charter Township of York was held at 11560 Stony Creek Road on Monday, September 10, 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: Don Pennington and 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 Fineberg, seconded by Hargrove to adopt the agenda as amended.

Motion carried: 7-0-0

APPROVAL OF MINUTES

Motion by Kartje seconded by Visioni to approve the minutes of the August 27, 2007 regular Planning Commission meeting as amended.

Motion carried: 7-0-0

CALL TO PUBLIC

None

CORRESPONDENCE

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

Motion carried: 7-0-0

REPORTS

Report of Chairperson

Chairperson Shearer stated that the Planning Commission has two upcoming special meetings on September 15th and September 24th.

Report of Township Board Representative

None. 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

Given under old business.

Report of Engineering Consultant

None. Not present.

Report of Parks Committee Representative

- The Committee is applying for a C.A.R.E.S. grant for the Mary McCann Park.
- There are several boy scout projects in our Township parks.
- A 2 ½ acre parcel of land located on Jeffry Road has been donated to the Township.
- Toyota is sponsoring National Public Lands Day on September 29th at Sandra Richardson Park open to Township residents to volunteer.

Report of Zoning Official

None. Not present.

PUBLIC HEARING

Motion by Fineberg, seconded by Visoni to close the regular session and open the public hearing session at 7.45 p.m...

Motion carried: 7-0-0_

1. MAV Development, Yorktown Commons Rezoning Proposal.

Mark Melchi of MAV Development was present. He indicated that MAV Development owns a 65 acre parcel of land that has been approved for a PUD. They have recently purchased the 1.6 acre parcel, ID # S-19-11-100-001 at the southwest corner of Willis and Carpenter Roads. It is their intent to add this parcel to the 65 acre approved PUD parcel. The purpose is to place all of the property north of the quarter section line, south of Willis and west of Carpenter under the same zoning classification and ownership. It would enable the 1.6 acre parcel to be part of the Urban Service District. This change would help in the overall planning of the PUD site. The zoning would change from C-3 to a PUD district.

Planning Consultant Donald Pennington stated that the addition of the 1.6 acre parcel into the approved 65 acre PUD is desirable and has been part of the discussion regarding the PUD in this area. He indicated that it is a straightforward rezoning in this area and recommended it be added to the overall PUD accordingly.

Chairperson Shearer asked if there were any comments from the audience. No public comments

Motion by Visioni, seconded Alexander to close the public hearing and open the regular session at 7.48 p.m.

Motion carried: 7-0-0

Commissioner Hargrove indicated that he supported the rezoning for this project.

Commissioner Kartje asked the petitioner if they had considered combining the two separate properties.

Mr. Melchi stated that he did not see any reason why that the properties could not be combined.

Commissioner Shearer stated that combining the parcels would be helpful since twenty (20) acres is required to develop under the PUD zoning district.

Commissioner Fineberg asked about the right-of-way for the 1.6 acre parcel and how combining it would affect the overall PUD.

Commissioner Alexander supported the rezoning and stated that it helps make the intersection planning better as well as improving the overall proposed PUD project.

Commissioner Kay stated she supports the rezoning. She also asked the planning consultant how rezoning this parcel would affect the general area with regard to the existing residential home and adjacent gas station.

Planning Consultant Pennington said that the current site causes direct impacts from vehicles that access the existing establishment on the 1.6 acre parcel. With the proposed PUD there would be landscaping and buffering that would help reduce that impact. He also stated that adding the 1.6 acre parcel could potentially improve the nearby property values. Mr. Pennington also stated that the parcel located on the north side of Willis road that borders the US 23 ramp is a consent judgement case. Several proposals for gas stations have been discussed as part of the consent judgement and to date there has been no acceptable proposals for this parcel. He recommended that that the 1.6 acre parcel be rezoned and added to the overall PUD.

Chairperson Shearer stated that the commissioners could decide what the motion is during our next meeting since additional information regarding combining the parcels still needs to be submitted.

Planning Consultant, Donald Pennington said that the petitioner should review article 43.0 of the Zoning Ordinance in addition to the area plan and timeline for the project that was given. He

recommended that the petitioner come back to the next meeting and describe how they are meeting the timeline with the project and give a description of the overall area plan.

OLD BUSINESS

1. ZONING AMENDMENT DISCUSSION

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

NEW BUSINESS

None.

COMMENTS FROM THE COMMISSION

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Commissioner Visioni commented on proper protocol for giving direction to the public when dealing with questions that are ambiguous or not within the scope of our authority.

Commissioner Kay asked for feedback on including York Township Growth Management Plan as part of a class being taught at Eastern Michigan University. Dr. Robert Jones teaches the Graduate level course on Comprehensive Planning. _

FINAL CALL TO PUBLIC

None.

NEXT REGULAR MEETING

September 24, 2007 at 7:30 p.m.

ADJOURNMENT

Motion by Kartje, seconded by Alexander to adjourn the meeting at 9:30 p.m.

Motion carried: 7-0-0

Respectfully Submitted,

Aimee Kay
Planning Commission Secretary

Proposed minutes prepared by Aimee Kay, 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.

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