

CHARTER TOWNSHIP OF YORK PLANNING COMMISSION
REGULAR MEETING MINUTES
YORK TOWNSHIP HALL
June 23, 2008

CALL TO ORDER

Chairperson Alexander called the meeting to order at 7:30 P.M.

ROLL CALL

Present: Joan Alexander, Jane Kartje, Keith Fineberg, Sandy Shearer, Paolo Visioni.

Absent: John Hargrove, Aimee Kay

Others Present: Rodney Nanney of Land Use Planning and Consulting.

DETERMINATION OF A QUORUM

A quorum was present.

ADOPTION OF AGENDA

Motion by Fineberg, seconded by Shearer to adopt the agenda as presented.

Motion carried: 5-0-2

APPROVAL OF MINUTES

Motion by Kartje, seconded by Visioni to approve the minutes from the June 9, 2008 Regular Meeting as amended: Add "tower" to Public Hearing Report, 2d paragraph; change "application" to "letter"; change "300" to 3000", page 3.

Motion carried: 5-0-2

CALL TO PUBLIC

No one from the audience chose to speak.

CORRESPONDENCE

No correspondence received

REPORTS

Report of Chairperson

Alexander reported that a corrected last page of the Bylaws had been distributed.

Report of Township Board Representative

Kartje reported Coy Vaughn reported on the expansion of Rolling Hills Park. The Board had a second reading of Ordinance 126 dealing with peddlers, solicitors and transients. The Board approved a "Labor Day Walk" event proposed by the Township Parks Committee and passed a resolution to recognize volunteers who assisted with the Earth Day event. The Board discussed the Wind Energy Ordinance and made minimal revisions.

Report of Zoning Board of Appeals

Fineberg reported that the Board granted a variance for a time extension to Desert Sands, Inc. with respect to the Mirage Lake project. The ZBA's decision only addressed the time issue and left it with the Planning Commission regarding any other outstanding issues arising from that project.

Report of Planning Consultant:

None

Report of Engineering Consultant

None

Report of Parks Committee Representative

None

Report of Citizens Environmental Advisory Committee

None

Report of Zoning Official

Not present

PUBLIC HEARING

None

NEW BUSINESS

Calvary Bible Church/It's a Small World Daycare, LLC Special Use Permit Expansion Application:

Danielle DeSano-Smith presented the application from the Day care director to expand an existing special use permit for a child care facility located at Calvary Bible Church, 8318 Carpenter Road, Ypsilanti, to include younger children. Alexander discussed required documentation with the applicant.

Motion by Kartje to accept the application for expansion of the Special Use permit and establish a Public Hearing date of July 28, 2008, regarding the application of Calvary Bible Church/It's a Small World Daycare, second by Fineberg at 7:55

Roll call vote:

Alexander - Yes	Hargrove - absent	Kay - Absent	Visioni - Yes
Fineberg - Yes	Kartje - Yes	Shearer - Yes	

Motion carried: 5-0-2

OLD BUSINESS

Zoning Discussion

The Commission discussed Article 40 considered changes including:

- Where the requirement of a Site Plan submission is included as a list item within a section, it should occur in the same position on the list consistently throughout the section.
- Crops as buffers were changed to be discretionary with the PC with respect to Farm Base Tourism
- Footcandle measures were agreed to be taken at 5' above ground.
- “Greenhouse” definition was to be clarified to address residential greenhouses
- Nursery operations was modified to allow on site storage of equipment for landscape installation.
- Site Plan review would be added to Sportsman’s Club

At 9:00 pm, Fineberg left. (Remainder of minutes from Alexander’s notes)

9:05 pm - Chair called a short recess

9:10 pm - Reconvened

Zoning Ordinance discussion continued to the Manufactured Housing section.

NEW BUSINESS

None

ANNOUNCEMENTS FROM THE COMMISSION

Visioni commented on a few points from the seminar he recently attended.

FINAL CALL TO PUBLIC

None

NEXT REGULAR MEETING

July 14, 2008 at 7:30 p.m.

ADJOURNMENT

Moved by Kartje, seconded by Visioni:

Motion to adjourn. Motion carried 4-0-3

The meeting adjourned at 9:35 p.m.

Keith Fineberg
Planning Commission Secretary

Prepared by Keith Fineberg, June 24, 2008
Date approved: July 14, 2008