

**CHARTER TOWNSHIP OF YORK PLANNING COMMISSION  
REGULAR MEETING MINUTES  
YORK TOWNSHIP HALL  
September 8, 2008**

**CALL TO ORDER**

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

**ROLL CALL**

Present: Joan Alexander, Sandy Shearer, John Hargrove, Aimee Kay Jane Kartje.

Absent: Paolo Visioni, Keith Fineberg.

Others Present: Rodney Nanney & Don Pennington of Land Use Planning and Consulting

**DETERMINATION OF A QUORUM**

A quorum was present.

**ADOPTION OF AGENDA**

Motion by Kartje, seconded by Shearer to adopt the agenda as amended.

**Motion carried: 5-0-2**

**APPROVAL OF MINUTES**

Motion by Shearer, seconded by Hargrove to approve the minutes from the August 25, 2008 as amended.

**Motion carried: 5-0-2**

**CALL TO PUBLIC**

No one spoke

**CORRESPONDENCE**

Correspondence was noted and filed. Motion by Kartje, seconded by Hargrove to accept the correspondence as presented.

**Motion carried: 5-0-2**

**REPORTS**

Report of Chairperson

None

Report of Township Board Representative

Kartje reported:

The Board has not met since our last meeting. Commissioner Kartje will be attending training this week sponsored by the Michigan Township Association.

Report of Zoning Board of Appeals

Not present

Report of Planning Consultant:

Given under old business

Report of Engineering Consultant

Not present

Report of Parks Committee Representative

None

Report of Citizens Environmental Advisory Committee

Kay reported that the members proposed changing the name of the Committee.

Report of Zoning Official  
Given under new business.

**PUBLIC HEARING**

None

**NEW BUSINESS**

Providence Estates Extension Request

Petitioner Mr. Wesley Rowe described the history of the project from inception to subsequent local approvals. He stated that he has had difficulty obtaining funding to continue the work on the project since none of the lots have been sold. He stated that the banks will not finance a loan on this project because it is still considered vacant property. He indicated that the banks have tightened their lending policies due to the amount of foreclosures. Once the road is completed the property can be considered "developed" and may then be considered for financing. Work has been ongoing, and the petitioner is in the process of completing the road work from money that he was able to secure by borrowing against his home. The base of the road is almost completed and the remainder of the top surface should follow soon afterward. He stated that overall the poor economy is effecting this development and is the reason for the extension request.

Mr. Rowe stated that a request for an eighteen month extension would be problematic because the construction deadline would end in the fall months one year from now and effectively end over the winter months. Mr. Rowe requested a longer extension for the final site plan approval.

Commissioner Alexander gave an overview of the project history. She stated that the petitioner has been following the Townships regulations for this type of project.

Commissioner Kartje stated that after reviewing the project history, circumstances of the petitioner, and the overall state of the economy that the extension is warranted.

Mr. Girbach, Zoning Official remarked that the petitioner has done everything that they need to do at the local level and that given the increased costs of road building and the economy that he supports an extension.

**Motion by Kartje, seconded by Kay to grant the applicant's request dated August 14, 2008 to extend final site plan approval for Providence Estates Site Condo due to extreme economic conditions.**

**After reviewing the York Township Zoning Ordinance section 54.13Q, the Planning commission finds that the applicant has shown good cause for this extension. Therefore the Planning Commission grants an extension of two years to expire on September 8, 2010.**

**Roll call:**

**Shearer=yes, Hargrove=Yes, Visioni-absent, Alexander=yes, Fineberg-absent, Kay=yes, Kartje=yes.**

**Motion carried: 5-0-2**

## Planning Commission By-Laws

Planning Consultant Rodney Nanney reviewed recent changes to State law that requires that our current Growth Management Plan be called a Master Plan. He said that this change should be made and suggested that the Growth Management Plan title could be added as a subtitle.

Commissioners discussed other changes of the draft Planning Commission By-Laws as presented by the Planning Consultant.

Commissioner Alexander asked whether or not the hearing as denoted in section 5.8 is public or private.

Commissioner Kartje remarked that she would urge the Commission to approve these changes as soon as possible, preferably after the upcoming elections.

Commissioner Alexander asked that the Commission revisit the changes to the bylaws at our next meeting.

### **OLD BUSINESS**

#### Zoning Ordinance Review & Discussion

Planning Consultant Rodney Nanney remarked that the recent zoning changes as well as a clean set of the changes will be provided for the next meeting. This item was deferred to the next regular meeting.

### **ANNOUNCEMENTS FROM THE COMMISSION**

None.

### **FINAL CALL TO PUBLIC**

None

### **NEXT REGULAR MEETING**

September 22, 2008 at 7:30 p.m.

### **ADJOURNMENT**

Moved by Hargrove, seconded by Kay:

**Motion to adjourn. Motion carried 5-0-2**

The meeting adjourned at 8:25 p.m.

Keith Fineberg  
Planning Commission Secretary

Prepared by Aimee Kay, September 17, 2008

Date approved: September 22, 2008