

CHARTER TOWNSHIP OF YORK
PLANNING COMMISSION
REGULAR MEETING
YORK TOWNSHIP HALL
February 11, 2008

A regular meeting of the Planning Commission of the Charter Township of York was held at 11560 Stony Creek Road on Monday, February 11, 2008. Chairperson Shearer called the meeting to order at 7:30 P.M.

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

MEMBERS ABSENT: None

OTHERS PRESENT: Don Pennington and Rodney Nanney of Land Use Planning and Consulting, Michael Peterson of Nowak & Fraus. List on file.

DETERMINATION OF A QUORUM

A quorum was present.

ADOPTION OF AGENDA

Motion by Fineberg, seconded by Alexander to adopt the agenda.

Motion carried: 7-0-0

APPROVAL OF MINUTES

Motion by Fineberg seconded by Alexander to approve the minutes of the January 28, 2007 regular meeting as amended.

Motion carried: 7-0-0

CALL TO PUBLIC

No one from the audience wished to speak.

CORRESPONDENCE

Motion by Fineberg, seconded by Alexander 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 has not met since our last meeting however Commissioner Kartje reported the following:

1. Commissioner Kartje stated that three Commissioners will be attending the upcoming Risk Management for Planning and Zoning on February 13, 2008.
2. February 20, 2008 will be the next open house for the Township and will begin at 7.00 pm.
3. Commissioner Kartje requested that the multiple SUP at single locations be added to the next Planning Commission agenda and that Carl Girbach be requested to attend.

Report of Zoning Board of Appeals

None, has not met since our last meeting.

Report of Planning Consultant

Given under old business

Report of Engineering Consultant

Given under new business

Report of Parks Committee Representative

Commissioner Visioni stated that the Earth Day event was discussed in addition to their regular items.

Report of Zoning Official

Not present

Report of Citizens Environmental Advisory Committee

Commissioner Kay stated that a meeting was held with Toyota officials regarding the Earth Day event. Also, the Dunning Toyota dealership confirmed that they will provide a hybrid vehicle for display during the Earth Day event.

NEW BUSINESS

Parks & Recreation Committee Presentation

Mr. John Farmer gave a presentation regarding York Townships Mary McCann Park. He stated that the United States Fish & Wildlife Service (USFWS) is partnering with York Township and will be granting monies to restore wetlands in the park. The Environmental Education/ Passive Recreation Area (EEPR) will have approximately a mile and a half of trails. The trails will be interspersed next to various plots ranging in size from 1/3 to a couple of acres in size. The plots will demonstrate various plant communities that were present prior to settlement.

Mr. Farmer stated that there will be a wetland and prairie community types represented. There will be an arboretum that will include a nut grove, berry patch and Oak opening that will demonstrate what York Township once looked like in pre-settlement conditions. A man-made mound has a teaching station being constructed on it and it will be used by nearby school districts for education. He offered to answer any questions regarding the project.

Mr. Peterson, engineering consultant stated that the Township requires that ponds be constructed according to the Washtenaw County Drain Commission standards. He said that he would provide his notes on the proposed plan to the Parks & Recreation Committee.

Mr. Farmer indicated that he had previous discussions with the Washtenaw County Drain Commission and that they stated they did not have jurisdiction for this project.

Mr. Peterson said that a permit may not be necessary just that the Township ordinances require that the design be in accordance with the Drain Commission standards.

Mr. Farmer asked for direction from the Planning Commission with regard to procedure for continuing with the project. He stated that he is presenting the project to the Township Board the following evening.

Commissioner Shearer asked the Planning Consultant whether the Parks & Recreation Committee needs to bring this project back to the Planning Commission.

Planning Consultant, Donald Pennington stated that the project does not have to come back to the Planning Commission.

Chairperson Shearer called a short recess at 8:10 pm. Reconvened at 8:15 pm.

OLD BUSINESS

1. Zoning Ordinance Amendment Discussion

Mr. Nanney described some of the changes that are being considered in the Zoning Ordinance. Three proposed drafts appear to be ready to be sent to the Township Board: Section 50.28 (Wireless Communication Facilities), Section 50.33 (Wind Energy Conversion Systems) and Section 56.02 (Zoning Board of Appeals).

These items were discussed and reviewed and Commissioners agreed that these items are ready to be forwarded to the Township Board. Public noticing requirements were discussed.

Commissioner Kartje stated that she will ask the Board if the three items can be moved forward and approved.

Commissioner Fineberg stated concerns whether or not the thirty five foot height restriction for the Wind Energy Conversion System ordinance was reasonable. He said that it could possibly limit the systems use and did not know if they could be used at this height in the residential districts effectively.

Chairperson Shearer said that restrictions for height in the residential district are warranted to protect adjacent property owners.

Chairperson Shearer led the discussion regarding the Rural Uses section of Article 20.0 (Land Use Table). Corresponding Uses were discussed and several items were amended.

Commissioner Fineberg led the discussion regarding the Residential Uses section of Article 20.0 (Land Use Table). Corresponding Uses were discussed and several items were amended.

Commissioner Alexander led the discussion regarding the Office, Service, and Community Uses section of Article 20.0 (Land Use Table).

COMMENTS FROM THE COMMISSION

Commissioner Kartje said that the Commission needs to adopt meeting dates and that this needs to be completed by March. Also, elections for Commissioners will be in March and the fiscal year will start in April.

Commissioner Fineberg said that he attended a seminar on taxes and indicated that although some property values are declining, that their taxes will still go up in some cases.

FINAL CALL TO PUBLIC

None

NEXT REGULAR MEETING

February 25, 2008 at 7:30 p.m.

ADJOURNMENT

Motion by Kartje, seconded by Alexander to adjourn the meeting at 9:50 p.m.

Motion carried: 7-0-0

Aimee Kay
Planning Commission Secretary

Transcribed by Aimee Kay, February 19, 2008

Date approved: February 25, 2008

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