

**CHARTER TOWNSHIP OF YORK
PLANNING COMMISSION
REGULAR MEETING
YORK TOWNSHIP HALL
March 24, 2008**

CALL TO ORDER

Chair Shearer called the meeting to order at 7:33 P.M.

ROLL CALL

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

Absent: None

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

DETERMINATION OF A QUORUM

A quorum was present.

ADOPTION OF AGENDA

Motion by Alexander, seconded by Kartje to adopt the agenda as corrected.
Motion carried: 7-0

APPROVAL OF MINUTES

Motion by Member Fineberg, seconded by Member Alexander to approve as amended the March 10, 2008 Workshop Meeting minutes.

Motion carried: 7-0

Moved by Member Fineberg, seconded by Member Visioni to postpone the review of the March 10, 2008 Regular Meeting minutes.

Motion carried: 7-0

CALL TO PUBLIC

No one from the audience wished to speak.

CORRESPONDENCE

Motion by Alexander, seconded by Hargrove to accept the correspondence and place it on file.
Motion carried: 7-0

REPORTS

Report of Chairperson

None

Report of Township Board Representative

Commissioner Kartje reported on general business held by the Township Board on March 1, 2008.

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

Not present

Report of Parks Committee Representative

None, has not met since our last meeting.

Report of Citizens Environmental Advisory Committee

None, has not met since our last meeting.

Report of Zoning Official

Not present

Motion by Visioni seconded by Fineberg to change the order of the agenda items to begin with Zoning discussion.

Motion carried: 7-0

NEW BUSINESS

1. Public Hearing: Proposed amendments to the Charter Township of York Zoning Ordinance: (Membership and Terms for appointment of alternate members to the Zoning Board of Appeals, Wireless Communication Facilities, Wind Energy Conversion Systems)

Motion by Member Alexander seconded by Member Visioni to close the regular meeting at 7:44 pm and open the Public Hearing for the proposed amendments to the Charter Township of York Zoning Ordinance: (Membership and Terms for appointment of alternate members to the Zoning Board of Appeals, Wireless Communication Facilities, Wind Energy Conversion Systems).

Motion carried: 7-0

Chairperson Shearer gave a brief description of the three proposed amendments to the Charter Township of York Zoning Ordinances.

Rodney Nanney of Land Use Planning and Consulting summarized the changes to the three zoning ordinance amendment.

No one from the public spoke during the Public Hearing Comment period.

Motion by Member Hargrove, seconded by Member Fineberg to close the Public Hearing at 7.55 pm and open the Regular Meeting.

Motion carried: 7-0

Commissioners discussed procedures to forward the recommendations to the Township Board.

Motion by Alexander, seconded by Kartje:

That the Charter Township of York Planning Commission recommends to the Township Board of Trustees approval of the proposed Zoning Ordinance amendments; Membership Terms for appointment of alternate members to the Zoning Board of Appeals, Wireless Communication Facilities and Wind Energy Conversion Systems, with a revision date of February 26, 2008, on all proposed amendments.

The Planning Commission has reviewed the proposed amendments. The required public hearing was held on March 24, 2008, notice of which was published in the Saline Reporter and the Milan News-Leader, newspapers of general circulation in the Township. There were no public comments made.

As pertains to Section 58.05, Findings of Fact, of the York Township Zoning Ordinance:

- A. The Planning Commission finds that the proposed amendments are justified due to a change in the conditions in York Township.**
- B. There are no anticipated precedents that will be set by amending the Charter Township of York Zoning Ordinance.**
- C. The Charter Township of York, and any other governmental agency, will continue to have the ability to provide services, facilities and /or programs if these proposed Zoning Ordinance amendments are approved.**
- D. The property value in the Charter Township of York, or any other municipality, should not be adversely affected by approving these Zoning Ordinance amendments.**
- E. The proposed Zoning Ordinance amendments will be harmonious with the Charter Township of York Growth Management Plan.**

ROLL CALL VOTE ON ZONING ORDINANCE CHANGES MOTION MADE BY MEMBER ALEXANDER AND SECONDED BY MEMBER KARTJE:

Fineberg-No
Hargrove-Yes
Visioni-Yes
Shearer-Yes
Kay-Yes
Alexander-Yes
Kartje-Yes

Motion carried: 6-1

OLD BUSINESS

1. Zoning Discussion

Commissioners discussed transition buffers, property setbacks, and Article 44.0 Research Park District. Rodney Nanney recommended that sections of Article 44.0 be taken out and applied to other zoning districts. Commissioners agreed that a draft of these changes be provided at a future meeting to show the new sections and the revised Article 44.0.

2. PC By-law Discussion

Member Kartje directed the Commissioners attention to section 8.6 item letter L, and suggested that the word "comments" be deleted and the word "announcements" be added in its place. Commissioners stated proper discussion protocol during Planning Commission meetings.

Motion by Member Alexander seconded by Member Kartje to amend the York Township Planning Commission Statement of By-Laws section 8.6 item L, omit the word "comments" and add in its place the word "announcements".

ROLL CALL VOTE ON YORK TOWNSHIP PLANNING COMMISSION STATEMENT OF BY-LAWS SECTION 8.6 ITEM L MOTION MADE BY MEMBER ALEXANDER AND SECONDED BY MEMBER KARTJE:

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

Motion carried: 7-0

3. PC Calendar Adjustment

Member Kartje relayed information regarding a Board of Review meeting that is scheduled for March 9, 2009 which is held on the same day as one of the Planning Commission meetings. Discussion on whether or not the Planning Commission should cancel this meeting. It was decided to wait until the meeting date is closer in case the agenda is full and would need to be held on an alternate date.

2. Annual Report Discussion

Commissioners discussed briefly the proposed Annual Report.

Motion by Member Kartje seconded by Member Fineberg to accept, approve and forward the 2007 Planning Commission Annual Report to the Township Board.

Motion carried: 7- 0

COMMENTS FROM THE COMMISSION

Commissioner Alexander stated that the Township Board approved payment for the Citizen Planner classes for her to be reimbursed once she finishes the classes and takes the exam.

FINAL CALL TO PUBLIC

None

NEXT REGULAR MEETING

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

ADJOURNMENT

Motion by Member Kay, seconded by Member Alexander to adjourn the meeting.

Motion carried 7- 0

The meeting adjourned at 9:20 p.m.

Aimee Kay
Planning Commission Secretary

Prepared by Aimee Kay, April 8, 2008
Date approved: April 14, 2008

For additional York Township information visit our website at www.twp-york.org