

Meeting Minutes - Draft
Augusta Charter Township
Regularly Scheduled Planning Commission Meeting

Township Hall Zoom Meeting
Wednesday September 16, 2020
6:30 p.m.

Final: November 17, 2020

1. Call to Order

Vice Chair Robert Yurk called the meeting to order at 6:32 p.m. Treasurer Susan Burek moderated the Zoom meeting for the Planning Commission. Cath Howard volunteered to take minutes.

2. Pledge of Allegiance

All in attendance said the Pledge as it was led by Vice Chair Yurk

3. Roll Call and Recognition of Visitors

Present: Yurk, Howard (acting as secretary), Bennett and Woolf. Absent: Chie, Green and Newsome. Also in attendance were Planner Laura Kreps, Engineer Nicholas Bayley and petitioner Lyle Winn representing S.E. Michigan Land Holdings/Lombardo (t-20-10-200-017). There were some guests in the Zoom audience.

4. Approval of Agenda

Motion by Bennett, support by Howard to approve Agenda as presented. Due to Zoom meeting all votes done as roll call.

Aye: Bennett, Howard, Woolf, Yurk. Nay: None. Absent. Chie, Green, Newsome. Motion carried unanimously by members present.

5. Approval of Minutes

Motion by Bennett, support by Howard to approve ATPC Meeting Minutes July 15, 2020 as presented.

Aye: Bennett, Howard, Woolf, Yurk. Nay: None. Absent. Chie, Green, Newsome. Motion carried unanimously by members present.

6. Public Hearings

None scheduled

7. Business Items

a. **SPC-20-02, S.E. Michigan Land Holding, LLC T-20-10-200-017 Preliminary Site Plan Review for development of a private conservation area.** Presentation by Lyle Winn representing Lombardo Homes presented the site plan drawings to the ATPC for the proposed construction of a wetland conservation area approximately 6 acres in size in the southwest corner of the parcel (east side of Whittaker Rd) fronting Whittaker Rd. Several questions had been submitted to Mr. Winn from his previous visit and during his site plan presentation. These were related to:

- the distinction between “conservation vs “creation” of wetlands, ACT ordinances allowing for private conservation in AR District;
- whether there is actually a contiguous wetland that exists and that they are comparable, Mr. Winn and his consultant Jeff Hurley, Wilson Road Group believe they are and that it would not serve their purpose to develop a wetland area on a parcel on the western side of the property in the floodplain as they believe EGLE is already regulating that area due to their involvement with Paint Creek and the John Bird Drain. The proposed site has hydric soils (capable of holding water for extended lengths of time) and the western part of the property has sandy loam soil; and there would be additional efforts required to construct the inlet outlet connections for water runoff into Paint Creek and create more regulatory impacts. With the proposed property it would be basically self-sustaining in 5 years and require little to no attention from the Petitioners to maintain.
- the loss of farmland which the Petitioner considers to be negligible and that with the Nexus pipeline crossing the property the township’s projected use of that area may not be feasible any longer;
- there was concern about the size of the berm and the area it would encompass to prevent potential flooding but Mr. Winn believes that will be no problem with the excavation and the existing ditch that outlets to the John Bird drain;
- there were concerns about the right of way setbacks but again it was felt by the Applicant/Petitioner that even with the proposed berms, this would not interfere with ROW but they could review that portion with their consultants;
- the proposed wetland seriously conflicts with the existing Master Plan that was completely updated in 2014 with a township wide survey confirming the intent to still develop a third Multiple-Family Residential area. The commissioners and the Planner were concern about the negative impact the wetland construction would have as this has been considered the only area desirable for this type of

development. It was pointed out that the Nexus Pipeline may have already negated that plan.

Motion by Bennett, support from Howard to postpone the ATPC decision on the Petitioner's Site Plan Review. Friendly Amendment by Howard accepted by Bennett to invite the Township Attorney to attend that meeting.

Aye: Bennett, Howard, Woolf and Yurk. Nay: None. Absent: Chie, Green, Newsome.

Mr. Winn departed the meeting.

b. Master Plan

Members of the Commission discussed with Planner Kreps updating the Master Plan. She explained that a major update was done in 2014 including a Monkey Survey made available to township residents for input. The cost at the time was \$10,000. Her recommendation was that we continue to review items and take note of any significant updates that may need to be considered, but advised that we not undertake a full update until we have 2020 Census information to work with and with a new Board beginning the end of November and possible significant changes in ATPC membership/appointments in January 2021. In addition it became very apparent during the discussion with Mr. Winn that the Nexus Pipeline has likely created some serious impediments to the plans encompassed in our Master Plan for developing the area in and around the corner of Willis and Whittaker as the third Multiple Family-Urban Center area of Augusta Township and will need to be studied more thoroughly. The ATPC had 3 Options to consider:

OPTION 1: Review the document and determine no amendments are necessary at this time. The Planning Commission would record the review of the Master Plan in their meeting minutes, and the conclusion that no amendments were necessary at the time of review.

OPTION 2: The Planning Commission reviews the document and finds that amendments are necessary to the existing plan. Amendments to the Master Plan must be reviewed and conducted in the same manner that a full document is considered – establish intent to plan (notifying adjacent municipalities, agencies, utilities and railroads); establish a public comment period (42 days long); conduct a public hearing; and notify community and region of approval.

OPTION 3: The Planning Commission would conduct an overhaul of the current Master Plan due to substantial needed modifications to the document. This is what occurred prior to approval of the 2014 Master Plan. The same procedure is conducted as outlined above for the amendment process except the public comment period is 63 days.

Motion by Howard, support from Bennett to accept and adopt Option 1 at this time.

Aye: Bennett, Howard, Woolf, Yurk. Nay: None. Absent: Chie, Green, Newsome.

- c. **Accessory Structure Setback.** The Township Supervisor has contacted Planner Kreps requesting the Planning Commission consider reducing the required setbacks for detached accessory structures.

Planner Kreps provided the ATPC with copies of the setback ordinances from Pittsfield, York and Ypsilanti Townships. Commissioners discussed the pros and cons of the reductions, including how these might have varying impacts on different residential districts as well as those zoned for commercial and industrial.

Motion by Bennett, support from Howard to approved the following setback requirements for detached accessory structures and to have Planner Kreps schedule a public hearing for our next meeting that we have an additional agenda items) to consider:

- Accessory structures must be placed behind the front building line of the principal structure.
- Allow for 5-foot setbacks from side and rear property lines in the SR districts. Keep 15-foot height and floor area ratio maximums.
- Allow for 10-foot setbacks from side and rear property lines in all other residential zoning districts (with building height following the Schedule of Regulation for AR and AG Districts).
- No reduced setbacks for non-residential zoning districts (commercial, office, industrial).

Aye: Bennett, Howard, Woolf, Yurk. Nay: None. Absent: Chie, Green, Newsome

8. Election of Officers.

According to the Township Planning Act, appointees for the Planning Commission shall be made in January.

Motion by Bennett, support from Howard to retain the ATPC Officers as is through the 2020 calendar year.

Aye: Bennett, Howard, Woolf, Yurk. Nay: None. Absent: Chie, Green, Newsome.

9. Public Comment: None

10. Adjournment Motion by Bennett, support by Woolf to adjourn at 8:45 p.m.

Minutes submitted by: Cath Howard, Trustee BOT/ATPC Liaison

Approved as amended 11/18/2020

Aye: Howard, Green, Bennett, Woolf and Yurk. Nay: None. Absent: Chie and Newsome.