

**AGENDA**  
**Augusta Charter Township**  
**Regular Planning Commission Meeting**

**NEW LOCATION**

\*\*\*Lincoln Senior Center\*\*\*  
8970 Whittaker Road  
(West entrance of Brick Elementary)  
Ypsilanti, MI 48197  
October 19, 2022  
6:30 PM

1. **Call to Order**
2. **Pledge of Allegiance**
3. **Roll Call and Recognition of Visitors** –Yurk, Buxton, Woolf, Hall, Spence, Hurd, Rawlins
4. **Approval of Agenda**
5. **Approval of Minutes**
  - a. Planning Commission Meeting Minutes from September 21, 2022 Regular Meeting
6. **Public Hearings**
  - a. **None**
7. **Business Items**
  - a. **Roof-pitch Text Amendment Discussion – Section 3.7.A.6.a.**
  - b. **Master Plan Update**
8. **Public Comment**
9. **Communications**
10. **Adjournment**

**Draft**  
**Meeting Minutes**  
**Augusta Charter Township**  
**Regular Planning Commission Meeting**  
**New Location - Lincoln Senior Center**  
**8970 Whittaker Road**  
**Ypsilanti, MI 48197**  
Wednesday, September 22, 2022  
6:30 PM

**1. Call to Order**

The meeting was called to order by Chair Yurk at 6:36 PM.

**2. Pledge of Allegiance**

Chair Yurk led Pledge.

**3. Roll Call and Recognition of Visitors.**

In Attendance: Robert Yurk, Dan Woolf, David Hall, Linda Spence and Paul Rawlins.  
Absent: Shelly Hurd, Janet Buxton. Also attending were members of the public, and a representative of Ranger Power.

**4. Approval of Agenda**

Spence made the motion to approve agenda, support by Hall. Motion carried unanimously.

**5. Approval of Minutes**

Spence made the motion to approve minutes from August 17, 2022 Planning Commission Meeting, support by Hall. Motion carried unanimously.

**6. Public Hearings**

**a. Large Scale Solar Text Amendments**

Spence motioned to open Public Hearing, supported by Hall. Motion carried unanimously.

Chair Yurk opened Public Hearing to public for comments at 6:39. There were no comments.

Woolf made the motion to close Public Hearing, support by Spence. Motion carried unanimously. Public Hearing closed at 6:40.

**7. Business Items**

**a. Large Scale Solar Ordinance Text Amendment Discussion**

The commissioners discussed the changes for ordinance 6.25 Large Solar Energy Systems. Chair Yurk made the motion to send the draft to the Board, supported by Hall.

Roll Call: Aye; Yurk, Woolf, Spence, Hall. Nay; Rawlins. Motion passed 4-1.

- b. PA 22-01 - J. Briggs – 13208 Tuttlehill Road – T-20-34-100-007 –**  
Recommendation on allowing applicant a 15-year abatement through the Michigan Department of Natural Resources Farmland and Open Space Preservation Program.

Motion to approve made by Woolf, supported by Rawlins. Motion carried unanimously.  
The Applicant was not present.

- c. Roof-Pitch Text Amendment Discussion – Section 3.7.A.6.a**  
Commissioners discussed revising language of Section 3.7.A.7.a. The Commission determined that it also wanted to include Section 3.7.A.6.b for discussion and wish to carry this forward to next month.

- d. Master Plan Update**  
A draft of the new Master Plan was introduced. Commissioners discussed and noted areas that need more review or correction. The commission will continue to review next month.

**8. Public Comment**

Matthew Spence – McCrone Road - Include ordinance for wind turbines (wind turbine height limits). Better identify future Commercial/Industrial areas.

**9. Communications**

Hall noted that there are issues with multiple water main breaks along Judd Road.

**10. Adjournment**

Yurk motioned to adjourn the meeting Hall supported. Motion carried unanimously.  
Meeting was closed at 7:27 PM.

**From:** [clerk](#)  
**To:** [Trustee Linda Adams](#); [Laura Kreps](#)  
**Subject:** RE: Zoning Ordinance Amendment Article 3 6. a.  
**Date:** Tuesday, September 6, 2022 3:34:53 PM  
**Attachments:** [image001.png](#)

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Thanks!

*Kim Gonczy*  
Augusta Charter Township Clerk  
(734) 461-6117 X201

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**From:** Trustee Linda Adams <[ladams@augustatownship.org](mailto:ladams@augustatownship.org)>  
**Sent:** Tuesday, September 6, 2022 12:45 PM  
**To:** Laura Kreps <[lkreps@cwaplan.com](mailto:lkreps@cwaplan.com)>; clerk <[clerk@augustatownship.org](mailto:clerk@augustatownship.org)>  
**Subject:** Re: Zoning Ordinance Amendment Article 3 6. a.

Seems like there would be a way that a single family home could built with no roof restrictions and It be wrote up that would still restrict mobile homes. We are the only township with this Ordinance. Even the county does not a roof pitch requirement. So I would like to see if there is some way that we can make this work without allowing the issues to worry about.

Sent from my Verizon, Samsung Galaxy smartphone  
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**From:** Laura Kreps <[lkreps@cwaplan.com](mailto:lkreps@cwaplan.com)>  
**Sent:** Friday, September 2, 2022 11:11:28 AM  
**To:** clerk <[clerk@augustatownship.org](mailto:clerk@augustatownship.org)>  
**Cc:** Trustee Linda Adams <[ladams@augustatownship.org](mailto:ladams@augustatownship.org)>  
**Subject:** RE: Zoning Ordinance Amendment Article 3 6. a.

Hi Kim,

I will discuss it with them. This standard is in place so a standard mobile home cannot be placed on a residentially zoned property outside of a manufactured home community. Unless the Township wants to allow mobile homes through out the Township, I would recommend against it. I'll let you know what they would like to do.



Laura K. Kreps, AICP  
*Senior Associate*  
PH: 734.662.2200

*Fax: 734.662.1935*

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**From:** clerk <[clerk@augustatownship.org](mailto:clerk@augustatownship.org)>  
**Sent:** Thursday, September 1, 2022 5:40 PM  
**To:** Laura Kreps <[lkreps@cwaplan.com](mailto:lkreps@cwaplan.com)>  
**Cc:** Trustee Linda Adams <[ladams@augustatownship.org](mailto:ladams@augustatownship.org)>  
**Subject:** Zoning Ordinance Amendment Article 3 6. a.

Hello Laura

Can you please add a discussion about Article 3 #6. Roof a. to the Planning Commission Meeting for this month.

6. Roof. a. Roofs on single-family dwelling units shall be double pitched, having a slope of no less than six (6) feet of rise for each twelve (12) feet of run over the majority of the dwelling unit. Additions or repairs to existing dwelling units may involve roof pitches compatible with existing roof pitches.

The ZBA discussed having this deleted? Changed?

Thank you!

*Kim Gonczy*  
Augusta Charter Township Clerk  
(734) 461-6117 X201