



Carlisle | Wortman
ASSOCIATES, INC.

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TO: Augusta Township Planning Commission
FROM: Laura K. Kreps, AICP, Township Planner
DATE: February 6, 2023
RE: Planning Commission Agenda Packet for February 15, 2023, Regular Meeting

Please find a summary of the business items on this month's Planning Commission agenda below. ***Hard copies of this material will NOT be provided via UPS. IF YOU ARE NOT ABLE TO ATTEND THE MEETING, please let myself and/or Allan and Kim at the Township know as far in advance as possible. We cannot conduct the meeting without a quorum (4 members).***

*****NEW LOCATION – LINCOLN SENIOR CENTER – 8970 WHITTAKER (west entrance of Brick Elementary)**

- a. **Master Plan Update DISCUSSION** – With the Board of Trustees' approval, the draft master plan was distributed for public comment on November 3, 2022. A 63-day comment period is required and commenced on January 2, 2023. During the public comment period, we received one (1) written comment from the Monroe County Board of Commissioners noting the potential development of the southwest portion of the Township may need to coordinate transportation infrastructure in the vicinity of this future project. However, they have no objections to the Master Plan update.

After the 63-day comment period has commenced, the Planning Commission is required to hold a public hearing prior to adopting the Master Plan update. The public hearing was held at the January PC meeting. From that conversation, the Master Plan text has been updated. The Planning Commission will need to further discuss changes to the Future Land Use Map. Specifically, whether multi-family land uses should be considered in areas near the Lincoln School campus within the urban service district. A representative from Redwood Development will be attending to answer specific questions about their interest in this particular area and their development product(s).

- b. **Roof-Pitch Text Amendment Discussion.** The Zoning Board of Appeals recently heard a case regarding roof pitch and has requested the Planning Commission consider changing or deleting Section 3.7.A.6.a. We have made additional revisions to this section of the Ordinance as directed by the Planning Commission at the October 19, 2022, meeting. Discussion will continue at this meeting.

As always, please feel free to contact me directly with any questions prior to the meeting.


A handwritten signature in cursive script, appearing to read "Laura K. Kreps", is positioned above a horizontal line. The signature is written in black ink and is partially obscured by the line below it.

CARLISLE/WORTMAN ASSOC., INC.

Laura K. Kreps, AICP

Senior Associate

AGENDA
Augusta Charter Township
Regular Planning Commission Meeting

NEW LOCATION

Lincoln Senior Center
8970 Whittaker Road
(West entrance of Brick Elementary)
Ypsilanti, MI 48197
February 15, 2023
6:30 PM

1. **Call to Order**
2. **Pledge of Allegiance**
3. **Roll Call and Recognition of Visitors** –Yurk, Buxton, Woolf, Hall, Spence, Hamill, Rawlins
4. **Approval of Agenda**
5. **Approval of Minutes**
 - a. Planning Commission Meeting Minutes from January 18, 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
AGENDA
Augusta Charter Township
Regular Planning Commission Meeting
8970 Whittaker Road
Ypsilanti, MI 48197
January 18, 2023
6:30 PM

1. Call to Order

The meeting was called to order by Chair Yurk at 6:30 PM.

2. Pledge of Allegiance

Chair Yurk led Pledge.

3. Roll Call and Recognition of Visitors

In Attendance: Robert Yurk, Dan Woolf, Linda Spence, Paul Rawlins, David Hall, Richard Hamill and Janet Buxton (departed @ 8:05). Also attending, Planner Laura Kreps, members of the public, and a representative of Ranger Power.

4. Approval of Agenda

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

5. Approval of Minutes

Woolf made the motion to approve minutes from October 19, 2022 Planning Commission Meeting, support by Hamill. Motion carried unanimously.

6. Public Hearings

a. MASTER PLAN UPDATE

Spence made motion to open Public Hearing supported by Hall. Hearing Opened at 6:36.

Residents commenting on Master Plan Update: Pete Hafler access to Master Plan (not all people have computer/internet). Charles Smith (Sanford Rd .) Solar zoning. Reynold Lowe (Judd Rd.) Limit number of Acres for solar. Dale-Lin Mallonen (Judd Rd.) Development, pipelines and Flash zone. Cath Howard (Willow Rd.). Spence made Motion to close Public Hearing supported by Buxton. Hearing closed at 6:49.

7. Business Items

a. PAC- 22-01 Mitchel's Storage Pre-Application Conference with Planning Commission and Consultants

The applicant for Mitchel's Storage represented by David Arthur Consultants presented a preliminary plan for development to the Planning Commission. Several points of discussion included: Lighting, drainage, screening, topography, proposed driveway usage, and proper permits.

Residents Rodney Taylor (Talladay Rd.), Ken Culp (Talladay Rd.), William Case (Talladay Rd.) Howard Smallwood (Rawsonville Rd.) and Pete Hafler commented on the development.

b. Roof-pitch Text Amendment Discussion – Section 3.7.A.6.a.

Planning Commission requested that ancillary additions (ex. patios, sunrooms) be included to amendment.

c. Master Plan Update

Planning Commission discussed Master Plan Update. Commissioner Woolf discussed the need for better communication between the Township and the Road Commission. The commission was also presented with a concept of developing the golf driving range into a multi-family unit.

Planner Kreps will bring a draft of discussed changes to next month meeting.

8. Public Comment

Dale-Lin Mallonen (Judd Rd.) commented on development, senior housing, pipelines and flash zone.

Cath Howard (Willow Rd.) thought that the responsibility of sidewalks should be addressed.

9. Communications

Trustee Hall discussed the idea of the Planning Commission working to update all township Ordinances.

10. Adjournment

Rawlins motioned to adjourn supported by Yurk. Motion carried unanimously. Meeting was closed at 8:47 PM.

3.7 Additional Regulations.

A. Single-Family Residential Regulations. No single-family dwelling (site built), manufactured housing unit, mobile home, modular housing or prefabricated housing located outside of a licensed manufactured housing community shall be permitted unless said dwelling unit conforms to the following standards:

1. Building Permit Required. No single-family dwelling unit shall be constructed without the prior issuance of all necessary Township and/or County building permits.
2. Minimum Floor Area. The minimum floor area provided for a single-family dwelling unit shall be as follows:

Stories	Minimum Gross Floor Area Required
1	1,000 sq. ft.
1½	1,200 sq. ft., with a 900 sq. ft. first floor
2	1,400 sq. ft., with a 900 sq. ft. first floor

3. Minimum Building Width. The minimum width of the front elevation of a single-family dwelling shall be twenty (20) feet. The side of a single family dwelling shall be considered to be face along the narrowest dimension of the building.
4. Single-Family Residential Site Drainage.
 - a. Proposed grading and other site improvements associated with single-family residential structures (new or existing) shall not disrupt the natural flow of surface water through or across the subject parcel of land, nor shall it cause increased flow of water onto adjoining parcels of land or exacerbate existing flooding problems.
 - b. If the finish floor elevation of the first floor of a proposed single-family residence is requested to be more than thirty-six (36) inches above the centerline of the road upon which it fronts, a detailed drainage plan, prepared by a civil engineer or landscape architect, shall be provided with the application for a zoning compliance permit, demonstrating the following:
 - i. how the lot will drain;
 - ii. that the filling of the lot will not disrupt the natural flow of surface water through or across the parcel of land; and,

iii. that there will be no additional flow of water onto adjoining parcels of land.

5. Foundation.

- a. All single family dwelling units (including premanufactured housing) shall be firmly attached to a permanent foundation constructed on the site in accordance with those building codes applicable to "Single-Family Dwellings."
- b. All premanufactured dwelling units shall be installed with the wheels removed. Additionally, no dwelling unit shall have any exposed towing mechanism, undercarriage or chassis.

6. Roof.

- a. Roofs on single-family dwelling units shall ~~be double pitched,~~ having a slope of no less than ~~six (6)~~ four (4) 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.
- b. All single-family dwelling units shall have at least a ~~twelve (12)~~ six (6) inch roof overhang on the eave sides and gable ends of the building. Such overhang shall be exclusive of gutters.
- c. Roofs on single-family dwelling units shall be covered in either asphalt, fiberglass, shake, slate or steel shingles or other finished roofing material meeting applicable building codes.

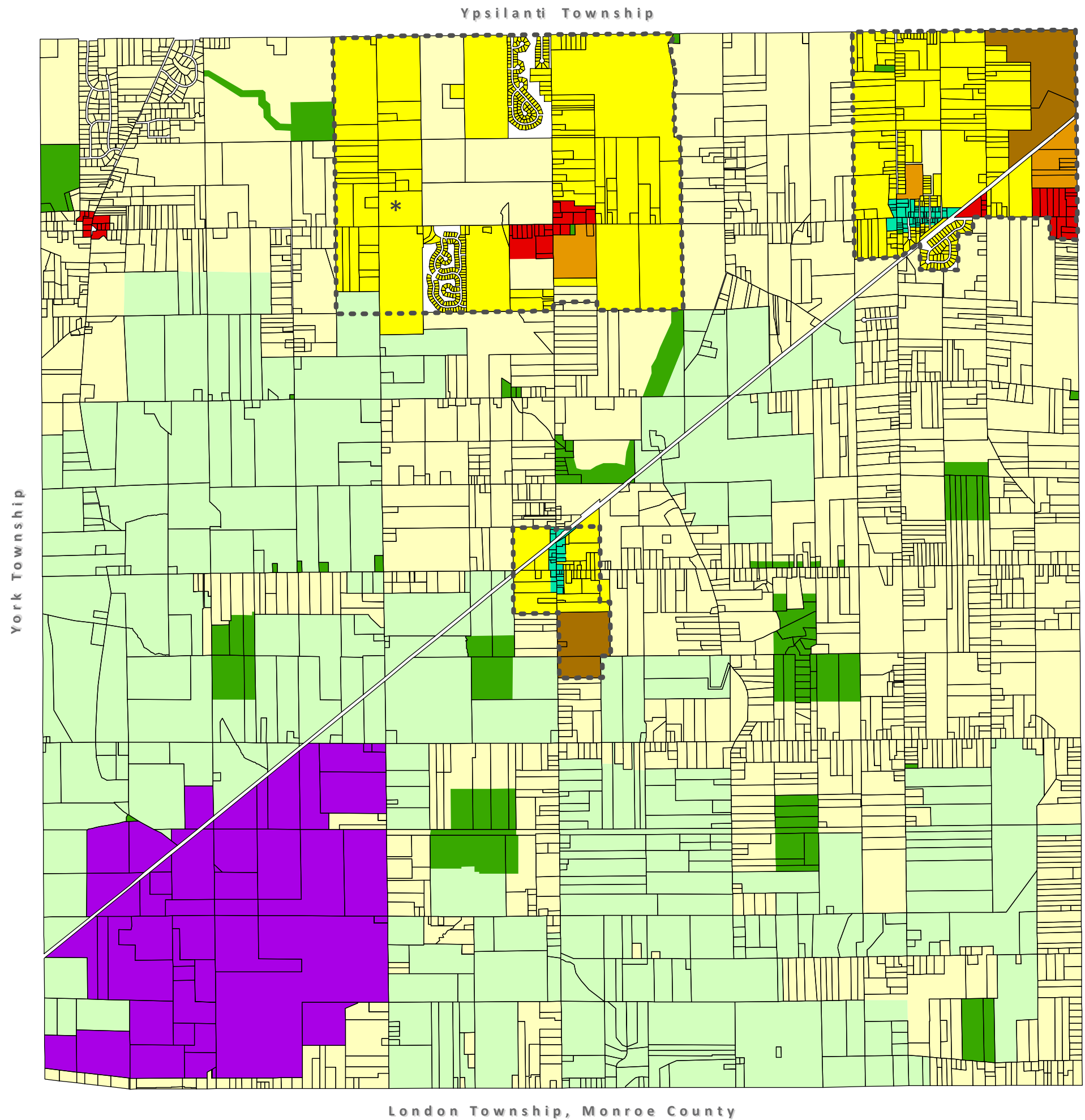
7. Quality of Workmanship. All rooms and other additions to a dwelling unit shall be of a similar or superior quality of construction as the original portion of the principal structure.

8. Applicable Codes. All single-family dwelling units, including all alterations and additions thereto, shall comply with applicable building and fire codes. In the case of premanufactured dwellings, all construction, plumbing, electrical systems, and insulation within and connected to said premanufactured dwelling shall be of a type and quality conforming to the "Mobile Home Construction and Safety Standards," as promulgated by the United States Department of Housing and Urban Development, being 24 CFR 3280, and as from time to time may be amended. Additionally, all dwellings shall meet or exceed all applicable snow load and strength requirements.

9. Sanitary Service and Water Supply. All dwelling units shall be connected to public sanitary sewer and water service, or a private

septic system and well, in accordance with all applicable codes and ordinances.

10. Storage. All dwelling units shall include a storage area equal to 10% of the gross floor area of the dwelling or 100 square feet, whichever is less. Such storage area shall be accommodated via basements, attics, closets, or a separate structure of similar construction to that of the principal dwelling.



- Agriculture
- Commercial
- Manufactured Housing Community
- Medium Density Residential
- Multiple Family Residential
- Planned Development
- Recreation / Open Space
- Rural Residential
- Village Mixed-Use
- Urban Service Area

Figure 16

FUTURE LAND USE MAP
Augusta Township

