

AGENDA
Augusta Charter Township
Regular Planning Commission Meeting

NEW LOCATION

Lincoln Senior Center
8970 Whittaker Road
(West entrance of Brick Elementary)
Ypsilanti, MI 48197
March 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 February 15, 2023 Regular Meeting
6. **Public Hearings**
 - a. **Roof-pitch Text Amendment – Section 3.7.A.6.a.**
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**

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Augusta Charter Township
Regular Planning Commission Meeting
8970 Whittaker Road
Ypsilanti, MI 48197
February 15, 2023
6:30 PM

1. Call to Order

The meeting was called to order by Chair Yurk at 6:31 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, Richard Hamill and Janet Buxton. Absent: David Hall. Planner Laura Kreps and members of the public also attended.

4. Approval of Agenda

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

5. Approval of Minutes

Spence made the motion to approve minutes from January 18, 2023 Planning Commission Meeting, support by Buxton. Motion carried unanimously.

6. Public Hearings

a. **None**

7. Business Items

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

Planning Commission discussed revising the language of 3.7A.3. Chair Yurk motioned to set a public hearing, supported by Hamill. Motion carried unanimously.

b. Master Plan Update

Planning Commission discussed the future land use map for the Master Plan Update. Emily Engelhart gave a presentation on Redwood Apartments.

8. Public Comment

Cath Howard (Willow Rd.) Mentioned typo in Master Plan update and gave a brief explanation/history of the water/storm-water system.

9. Communications

None

10. Adjournment

Spence motioned to adjourn supported by Rawlins. Motion carried unanimously. Meeting was closed at 7:36 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.~~

~~3.~~

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, including ancillary flat roofs that complement the home's design would be permitted.
- 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.