

AGENDA
Augusta Charter Township
Regular Planning Commission Meeting

Lincoln Senior Center
8970 Whittaker Road
(West entrance of Brick Elementary)
Ypsilanti, MI 48197
June 17, 2026
6:30 PM

- 1. Call to Order**
- 2. Pledge of Allegiance**
- 3. Roll Call and Recognition of Visitors –** DeSanto, Gipfert, Hamill, Witt, Woods, Woolf, Yurk
- 4. Approval of Agenda**
- 5. Approval of Minutes**
 - a. Planning Commission Meeting Minutes from May 20, 2026, Regular Meeting
- 6. Public Hearings**
 - a. Temporary Moratorium Ordinance Review
- 7. Business Items**
 - a. Temporary Moratorium Ordinance Review
- 8. Public Comment**
- 9. Communications**
- 10. Adjournment**

MINUTES
Augusta Charter Township
Regular Planning Commission Meeting
8970 Whittaker Road
Ypsilanti, MI 48197
May 20, 2026
6:30 P.M.

1. Call to Order

The meeting was called to order by Chairman Yurk at 6:30p.m.

2. Pledge of Allegiance

Chairman Yurk led Pledge.

3. Roll Call and Recognition of Visitors

In Attendance: Commissioners Yurk, Hamill, Witt, Woods, and Woolf. Absent: Desanto, Gipfert

Also in attendance was Joe Pezzotti from Carlisle Wortman. Employee Patty Neal, recording secretary and videographer. Lawyer Angela Marnnarino at 6:40 pm.

4. Approval of Agenda

Motion by Witt, 2nd by Woods to approve the agenda as submitted. Absent: Desanto, Gipfert

Motion carries unanimously.

5. Approval of Minutes

Motion by Witt, 2nd by Hamill to approve April 15, 2026, Planning Commission Meeting Minutes as submitted. Yay: Hamill, Witt, Woods, Woolf, Yurk. Nay: None. Absent: DeSanto, Gipfert

Motion carries unanimously.

6. Public Hearings

None

7. Business Items

a. Land Division Ordinance Update

Planner Pezzotti explained the Ordinance and changes. \$2500 fee for violation of ordinance for residential property. \$5000 fee for violation of ordinance for non-residential property.

Motion by Woolf, 2nd by Woods to send a recommendation for approval to the Augusta Township Board of Trustees. Roll Call: Aye: Hamill, Witt, Woods, Woolf, Yurk Nay: None Absent: DeSanto, Gipfert Motion passed unanimously

b. Temporary Moratorium Ordinance Discussion

Planner Pezzotti explained this Ordinance - Pause on land use applications to give township time to research and create zoning ordinance. Short term 6 months to one year.

Lawyer Mannarino recommends adding general moratorium to ordinance.

Motion by Hamill, 2nd by Woods to set public hearing for ordinance 2026-04 zoning ordinance text amendment article 14 authority to impose a temporary moratorium of zoning ordinance provisions. This is for the version included in tonight's packet.

Roll call: Aye: Hamill, Witt, Woods, Yurk Nay: Woolf, Absent: Desanto, Gipfert. Motion carries.

8. Public Comment opened at 7:06 pm.

Public comment closed at 7:27 pm.

9. Communications

Planner Pezzotti informed the Commission

Chair Yurk asked about High Demand Facility Use Ordinance. Will be on agenda for next meeting.

10. Adjournment

Motion by Witt, 2nd by Woods to adjourn. Motion carries unanimously to

Close the meeting at 7:39 p.m.

**AUGUSTA CHARTER TOWNSHIP
WASHTENAW COUNTY**

ORDINANCE 2026-04

ADOPTED:_____

EFFECTIVE: EIGHT DAYS AFTER PUBLICATION AFTER ADOPTION

An Ordinance to make findings to protect the public health, safety, and welfare by establishing an amendment to the Township Zoning Ordinance to allow for temporary moratoriums generally; to provide a term for the temporary moratorium; to provide for severability; to repeal all ordinances or parts of ordinances in conflict therewith; and to provide an effective date.

**AUGUSTA CHARTER TOWNSHIP
WASHTENAW COUNTY, MICHIGAN**

ORDAINS:

**SECTION I
ZONING ORDINANCE TEXT AMENDMENT
ARTICLE 14 – AUTHORITY TO IMPOSE A TEMPORARY
MORATORIUM OF ZONING ORDINANCE PROVISIONS**

In accordance with the Michigan Zoning Enabling Act, PA 110 of 2006, as amended, Augusta Charter Township has determined the following:

Article 14, “Administration and Enforcement”, is hereby amended by ~~adding~~ **amending** Section 14.~~133.5~~ to be titled “Temporary Moratorium”, which section shall read as follows:

1. The Township Planning Commission has the authority to recommend the establishment of a temporary moratorium as to the application of provisions of the Township Zoning Ordinance to the Township Board, by majority vote of the Planning Commission. Said recommendation shall contain findings supporting the need for a temporary moratorium.
2. Upon such Planning Commission recommendation, the Township Board may impose a temporary moratorium as to the application of the provisions of the Township Zoning Ordinance by ordinance or resolution of the Township Board. The Township Board moratorium shall contain findings supporting the need for a temporary moratorium. The Township will post notice of the moratorium resolution on the Township website.
3. Such temporary moratorium shall be for a set amount of time but may be extended by resolution of the Township Board to allow additional time for Township review and consideration of the application, revision, review or repeal/replacement of zoning ordinance provisions. If an extension is adopted, the Township will post notice of the extension on the Township website.

SECTION II
TERM OF TEMPORARY MORATORIUM

A temporary moratorium shall not be less than six (6) months and no longer than one (1) year. The Township Board may extend the moratorium by resolution as appropriate to allow additional time for Township review and consideration of the application, revision, review or repeal/replacement of zoning ordinance provisions. If an extension is adopted, the Township will post notice of the extension on the Township website.

SECTION III
SEVERABILITY

The provisions of this ordinance are hereby declared to be severable. If any clause, sentence, word, section or provision is hereafter declared void or unenforceable for any reason by a court of competent jurisdiction, it shall not affect the remainder of such ordinance which shall continue in full force and effect.

SECTION IV
ADOPTION AND EFFECTIVE DATE/REPEAL

This Ordinance shall take effect eight days after publication after adoption. All ordinances or parts of ordinances in conflict with this Ordinance are hereby repealed.

Adoption and Effective Date

This Ordinance shall be published in the manner as required by law. Except as otherwise provided by law, this Ordinance shall be effective 8 days after final publication.

This Ordinance was duly adopted by the Charter Township of Augusta Board at its regular meeting held on the ____ day of _____ 2026 and was ordered given publication in the manner required by law.

Todd Waller,
Charter Township of Augusta Supervisor

Kimberly Gonczy
Charter Township of Augusta Clerk

Dated: _____, 2026

Dated: _____, 2026

First Reading: _____, 2026
First Publication: _____, 2026
Adoption: _____
Final Publication: _____
Effective Date: _____

(8 Days after publication of Notice of Adoption)

CLERK'S CERTIFICATE

I, Kimberly Gonczy, Clerk of the Charter Township of Augusta, Washtenaw County, Michigan, hereby certifies that the foregoing constitutes a true and complete copy of Augusta Charter Township Ordinance No. 2026-04, which was duly adopted by the Township Board of Augusta Charter Township at a Regular Meeting of said Board, held on _____, 2026, after said Ordinance had previously been introduced at a Regular Meeting of the Board held _____, 2026 and published in the form it was introduced in accordance with P.A. 359 of 1947, as amended.

I further certify that Member _____ moved for adoption of said Ordinance, and that Member _____ supported said motion.

I further certify that the following Members voted for adoption of said Ordinance _____, and that the following Members voted against adoption of said Ordinance _____

_____, and that the following Members were absent or abstained from voting on the adoption of said Ordinance _____.

I further certify that after its passage the Ordinance was filed in the office of the Clerk and a Notice of Ordinance Adoption was published along with the full text of the Ordinance or a summary of the regulatory effect of the Ordinance within 15 days of adoption on _____, 2026, in accordance with Section 401 of PA 110 of 2006, as amended.

I further certify that said Ordinance has been recorded in the Ordinance Book of the Township and that such recording has been authenticated by the signatures of the Supervisor and the Clerk.

Kimberly Gonczy
Charter Township of Augusta Clerk