

These are the minutes of the August 3, 2006 Planning Commission meeting.

Meeting called to order at 7:30 p.m. by Chairman Shields.

Present: Shields, Heasley, Oosterink, Coffey, Davis, Myers & Mark Sisson.

Absent: Parmelee

Davis made a motion to approve the July 6, 2006 and July 13, 2006 minutes as presented, Coffey seconded, motion carried.

Heasley advised the PC that they will be paid for the July 13, 2006 meeting per Jim Pitsch. We cannot forego our wages even though we had good intentions.

Public Hearing for proposed Zoning Ordinance Amendments held at the meeting tonight for changes to Section 11.28, 5.02A, 5A.03 & 6.02A and Section 15.04.

Mark noted that the amendments are being reviewed by the Township attorney per the supervisor's request. The major concern is the township/PC prepared to keep tight reign on these new requirements? The ordinance amendments will be forwarded on to the Township Board for approval once the attorney has reviewed .

General discussion among the PC on enforcement for compliance.

Oosterink made a motion to recommend approval of the ordinance amendments to the Township Board, Coffey seconded, motion carried.

Oakland Hills Subdivision - They received preliminary approval from the PC and Township Board one year ago and the final preliminary plan went to the Township Board by-passing the PC. The final plan was reviewed by the PC tonight.

Jack Baar from Nederveld & Assoc. was present at the meeting tonight and presented an overview of the project.

Mark noted that they excluded 9 lots, therefore only 31 lots are platted. The other 9 lots are meets & bounds/land division splits. Rational for doing so included health department standards and the different regulations for the county and state. This is a loophole but it is legal. The project is near completion and they

want final approval to move on. The other issues addressed are on the Resolution and Report dated August 3, 2006 (copy attached to these minutes)

Deed restrictions must be met. There will be a special assessment district for street lights within the plat. This process will be implemented by the Township Board concurrent with final plat approval.

After further discussion, Myers made a motion to recommend approval to the Township Board with the conditions of the Resolution and Report dated August 3, 2006 (copy attached to these minutes), Davis seconded, motion carried.

Other business:

Myers questioned the Tim Stallard SUP which was approved at the July 13, 2006 meeting. When are we going to address the standards & setbacks for corner lots, and private roads vs. private drives. Is the front yard established when you build the house? Will it be grand fathered in?

Mark noted that the value of a corner lot is diminished by traffic and noise. If you put in a street after the fact, then what should be the requirements? If the building is already there, should it be made non-conforming? The PC should let the ZBA grant exceptions to the rule. For instance, if the private road comes in after the house is built and creates a corner lot, then ZBA makes the decision. Private roads need to be addressed when being put in, creating side yards.

After further discussion, Myers made a motion to adjourn, Davis seconded, motion carried. Meeting adjourned at 8:30 p.m.

Submitted by,

Cris Heasley, Secretary
Salem Township Planning Commission