

Special Meeting
April 26, 2007

1. The Special Joint Meeting of the Saline Township Board and Saline Planning Commission was called to order by Supervisor James Marion on April 26, 2007 at 7:30pm at the Saline Town Hall, 5731 Braun Road, Saline, MI 48176.
2. Members present: Supervisor Marion, Clerk Baldus, Treasurer Gordon, and Trustees Bohnett and R. Marion. Planning Commission Members present: Zahn, Leinbach, Bohnett, Feldkamp, Prehn, Rankin, and Girbach. Eighteen other citizens were present.
3. Mr. Bohnett led the Pledge of Allegiance.
4. Supervisor Jim Marion announced this is a joint meeting to go over Master Plan updates with Township Planner Pennington, not a public hearing. Township Attorney will provide updates on litigations regarding Biltmore.
5. Supervisor Jim Marion had two items to discuss:
 - a. Getner Trucking needs to file a special use permit to follow Township guidelines on his recent expansion of gravel/roadway material reproduction. Material from MDOT improvement in the City of Saline is being transferred out to the Township to sort and reuse to resurface US 12. Attorney Lucas has sent a letter requesting operations to cease until permits are granted. Getner trucking is cooperating but would like to have permits issued before June 1, 2007. Planning Commission has scheduled a Public Hearing and Special Meeting on May 24, 2007.
 - b. Saline District Library is moving temporarily to the Old Middle School on May 12th due to their renovations at the existing location.
6. Township Planner Donald Pennington commented on the following:
 - a. Step 1 is to restructure the Zoning Ordinances and Step 2 is to update the Master Plan. Overall there needs to be a relationship between the 2 steps.

- b. Long range planning of Residential densities are as follows:
 - 1. Urban (4 dwelling units/Acre) - Infrastructure with City of Saline, Approx 420 acre with 1680 units.
 - 2. Residential (1 dwelling unit/ ½ Acre) - Approx 880 acre with 1760 units.
 - 3. Residential (1 dwelling unit/ 1 Acre) - Approx 645 acre with 645 units.
 - 4. Residential (1 dwelling unit/ 2 Acre) - Approx 556 acre with 276 units.
 - c. Very long range planning is needed.
 - d. Definitive text is needed to help establish the Master Plan. Clustering is an option; phasing periods need to be discussed as well.
 - e. Urban district and Commercial district needs to be incorporated and established for the Master Plan.
 - f. Focusing on property lines as boundaries.
7. Saline Township attorney Lucas spoke regarding a 425 agreement that needs to occur to help the Township with the urban sprawl needs. The Township either enters an agreement or establishes a sewer plant. Currently an agreement would be better; City would provide services and Township would retain some of the tax dollars. A 425 can include services like fire and police. Trial date has been set for July 2007; this is only needed if a settlement is not reached before hand. There has been no agreement with Biltmore yet. Paul Burns, assigned facilitator, and Judge Sheldon agree that proposed higher density to the North is a better agreement to start settling the lawsuit. Township wants to conform to our vision versus a vision imposed on the Township.
8. The meeting adjourned at 9:24 pm.