

**Saline Township Planning Commission
Regular Meeting, April 12, 2006**

Members Present:

Richard Zahn, Neil Bohnett, Trudy Feldkamp, Keith Girbach, Laurie Leinbach, Denny Zink

Members Absent:

Chuck Rankin

Others Present:

Supervisor Marion, Judy Gordon, Robert Marion, Alan Block, approximately 10 others

Meeting was called to order by Chairman Zahn at 7:40 pm.

Roll was taken; six members present; quorum established.

Pledge of Allegiance was led by Girbach.

Approval of Minutes. Leinbach moved to accept the minutes of the March 15, 2006 Planning Commission meeting; Girbach supported; vote taken; unanimous in favor; minutes approved.

Approval of Agenda. Bohnett moved to accept the agenda for the April 12, 2006 Planning Commission meeting; Zink supported; vote taken; unanimous in favor; agenda approved.

Announcements:

None.

Public Comments:

None.

Public Hearing:

Called to order at 7:50.

Fiber Tower application for special use permit to co-locate one antenna on Case Road tower and add one 4 foot x 4 foot equipment cabinet. Letter from Dan Cabbage, addressing height, capacity/weight and driveway culvert.

Girbach - motion to approve application with the condition that item #3 (culvert) in letter is completed and a final inspection is conducted. Leinbach, support. Vote - unanimous in favor of motion.

Public Hearing concluded 7:55.

New Business:

A. Items from the Board

1. Saline Police and Fire chiefs talked to the Board about the County enhancement issue on the May ballot. This is a tax rather than adding to phone bills. To be spread over 10 years.
2. Saline Greenway Alliance. Board decided to table approval. County Road Commission attended the Board meeting. Listened to citizens comments/complaints.
3. Resolution. Governor Granholm wants to take franchise fees; Board disagrees.
4. Resolution. The 1 mil item on May ballot, wording changed to "General Land Use Development Plan".
5. Recycling bins are being used for trash. What needs to be done?
6. Annual meeting occurred on April 10. April 22 is Oakhill Cemetery cleanup, 9 am.

B. Fred Lucas Presentation

1. How does annexation work? Two ways. City/Village through State Boundary Commission. Even if a chartered township, property can be annexed. If petition filed by municipality, and show proof of services, city will almost always win.

Need to do preventative planning. Copies of relevant sections distributed.

2. Act 110 (new zoning act), all zoning laws are repealed. Combined into one law. Adds more flexibility regarding non-conforming parcels.

Airport approach plan. Michigan Aeronautical Commission. Does the Township have such a plan? Probably not.

Planning Commission will have to be re-adopted.

Allows for purchasing development rights. Use variances no longer permitted. Referendum language. Notice requirements (page 10). Special use and PUD (page 14). Bond can now be required. Purchase of Development Rights, Section 507.

May need to start looking at Master Plan again. Noise ordinance was brought up. These are very hard to enforce

Old Business:

A. County PDR. Bohnett, Leinbach and Girbach (as well as some Board members) attended the recent workshops. Lots of information. Bohnett suggested having Terry Brinkman do another presentation.

Public Comments:

None.

Bohnett moved for adjournment; Leinbach support; meeting adjourned, 9:10 p.m.

The next regular meeting will be on May 10, 2006, at 7:30 p.m. at the Township hall.

Trudy Feldkamp
Saline Township Planning Commission, Secretary