

**Saline Township Planning Commission
Working Meeting, August 24, 2006**

Members Present:

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

Members Absent:

Chuck Rankin

Others Present:

Don Pennington, Rodney Nanney, 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, led by Girbach.

Don Pennington, General Land Use Plan ("Plan") update process.

Wastewater Systems. Should be a stand alone ordinance, similar to our private road ordinance, to be adopted by the Board. Review

Page 4 - Policy statements, where township would consider systems, not agriculture district, mostly rural residential areas

Subsurface discharge only ("drainfield").

Still need to go through state regulations.

Also, item C, only allowed in PUD's zoning.

Item D - preservation of open space, clustering to preserve 50% of property to open space.

Ordinance is sound, but similar ones have not been challenged in court.

Page 6 - Development agreement for the system. Costs borne by the user.

Page 7 - Special Assessment district outlined. Is a protection for the township. Gives township control as to types of system.

Right now, would conflict with the Township Zoning Ordinance and the General Land Use Development Plan. If interested, send this ordinance

through separately from the updates. Pennington recommends to do this.

Land Use Table - Blue, underlined, new for the ordinance. Definitions would be added also. Standards are to be filled in with the appropriate State or Township regulations.

Page 2 - New districts pointed out. Urban residential - higher density; Manufactured Housing Park - attorney advised that this be added; Special Commercial - intended for adult enterprises and others; Public/Semi-Public Services - public schools, churches, etc. There are fewer special uses in this table. Some uses moved to permitted uses with standards, review of new items or moved. Accessory Dwelling - under C1, apartment upstairs of business.

Don will get us the new State lot split regulations.

Next meeting is September 13, 2006, 7:30 p.m.

Bohnett moved to adjourn; Zink supported; meeting adjourned, 8:45 pm.

Trudy Feldkamp
Saline Township Planning Commission, Secretary