

**Saline Township Planning Commission
Working Meeting, July 28, 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, Dan Cabage, Alan Block, approximately 6 others

Meeting was called to order by Chairman Zahn at 7:35 pm.

Roll was taken; six members present; quorum established.

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

Positive aspects of Saline Township include:

rural	low traffic
viable farming community	quality schools
low density of population	close to urban areas
wildlife	economic/regional growth
quiet	rural residential
space	families in township long time
lower cost acreage	history
scenic	natural features
scenic vistas	

Threats:

loss of quiet atmosphere	increased development
available land for development	increased taxes
losing quality of river/wetlands	possible annexation
increased traffic from neighboring areas	loss of quality schools
loss of rural character	increase need of public services

growth too fast	
-----------------	--

Don will take these and categorize them with text. He will also compile a list of major issues to be dealt with.

According to state statute, the Plan needs to be updated every five years. We need to send a letter of intent to surrounding municipalities and townships. The Board also needs to authorize sending revisions, comments received, etc., from surrounding areas, then, conduct a public hearing. If the Board wants to approve the Plan, they need to pass a resolution to take this authority. Then the Planning Commission submits a recommendation to the Board for approval

Presentation by Rodney Nanney.

Distribution of various documents.

Zoning Ordinance Information document. Includes key updates with new act. Recommend adding graphics where needed/useful. Make ordinance user-friendly. On page 2, sample table. Recommendations to strengthen A-1 zoning, and other suggestions.

Page 4, item 6 - item for discussion.

Page 6 - items of policy that need to be discussed. Will look at updating PUD section. Sign ordinance to be up to date and strengthened.

Page 8 - Adult Entertainment needs to be added.

Other items to consider will also be presented. Water/drainage needs to be considered/added. Also, dumping.

For next meeting, Don will have a preliminary document. Intent is to update. Will be electronically. York Township will soon have a sewer ordinance that we can review.

Schedule:

Township Board meets August 14, 7:30 pm

Planning Commission meets August 16, 7:30 pm

Workshop meeting, August 24, 7:30 pm.

Presentation by Dan Cabage, gravel pits.

There is some crossover with engineering. Discussion about including township standards in ordinance.

Adjourned, 8:40 pm.

Trudy Feldkamp
Saline Township Planning Commission, Secretary