

**Saline Township Planning Commission
Working Meeting, November 29, 2006**

Members Present:

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

Members Absent:

Chuck Rankin, Denny Zink

Others Present:

Jim Marion (Supervisor), Don Pennington, Rodney Nanney, Dan Cabage, 2 others

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

Continued work on General Land Use Development Plan and Zoning Ordinance updates. Rodney Nanney distributed copies of proposed Part VI, Agricultural Land Use and Article 14, Planned Unit Development District. We are asked to review these for the next meeting, December 13. Don reiterated that these are for review, please ask questions.

Don suggested that bringing in maps for the next meeting. We will begin adding maps/graphs/charts to text. Discussion. It was decided to have Don bring in updated/revised maps.

Part V is for preservation; complimentary to ordinance introduction.

Name of plan was discussed. Is currently General Land Use Development Plan. Maybe change to Growth Management Plan.

We want a defendable plan. Our goal is to have a draft plan just after the first of the year. Timeline: draft to County and surrounding townships and cities; surrounding townships and cities have 65 days to respond/submit comments; the County has 95 days to submit comments. This is for the Plan only, the zoning ordinance no longer goes to the County for review.

Article 14 ties very closely with the Plan. Page 14-5, item 4, purchasing off site development rights.

Article 12.01 is current language updated and strengthened. Item B.1.c.2, we will add adult foster care as an exception. Page 2, item 2 - eligible for administrative review by township official "low intensity" activity. For example, could be moving a door, and outbuilding or shed, "minor" changes. Item B.2.f, construction of addition to an existing building. It was decided to

leave at 2000 square feet maximum before needing Planning Commission approval. Page 12-3, item C, preliminary plan, looking for feasibility. This is for discussion only.

Additions: Page 12-6, whatever works in a table will be in a table. Some items are in current ordinance, some will have additional detail. Some items are missing dots, will be filled in. This will be a good tool to copy and give to applicants. Page 12-13, item N, addition rescinding final site plan approval. For example, developer provides final site plan, but when construction starts, something is different than on the plan. There is a public hearing requirement for rescinding. Procedures will be made consistent throughout the Ordinance.

Article 13, Condominium Regulations. Condominium development should look just like any other development. Condominium is just a land ownership designation. Graphic on page 13-10 shows the differences between condominium and traditional subdivisions. There is a master deed for all properties, essentially one parcel, subdivided. Most new subdivisions are actually site condos.

Question for Don - Fees for parcels or per application? Fee schedule should not be part of the ordinance, stands alone. Copies of fee schedules from other townships will be forwarded. Escrow is always a good idea. Fees should cover costs, but not a profit for the Township.

Items from the Board:

1. Dan Cabage reported on Austin Commons. It is not in compliance (well, water). The DEQ is reviewing, looking at water discharge, rates of discharge, etc.
2. There was a facilitation meeting with Biltmore. Bohnett and J. Marion attended. Discussed what items were needed prior to court.
3. There is no permit application from Biltmore to DEQ for water/sewage system.
4. Alternate is needed for Board of Review; there is an opening on the Zoning Board of Appeals.

Bohnett moved for adjournment; Leinbach support; meeting adjourned, 9:00 p.m. The next regular meeting will be on December 13, 2006, at 7:30 p.m. at the Township hall

Trudy Feldkamp
Saline Township Planning Commission, Secretary

