

**Saline Township Planning Commission
Regular Meeting, August 15, 2007**

Members Present:

Richard Zahn, Trudy Feldkamp, Gary Luckhardt, Chuck Rankin.

Members Absent:

Neil Bohnett, Laurie Leinbach, Bob Prehn.

Others Present:

Jim Marion, Don Pennington, Rodney Nanney, approximately 10 others.

Meeting was called to order at 7:40 pm.

Roll was taken; quorum established.

Pledge of Allegiance was led by Rankin.

Approval of Minutes, July 11, 2007 and July 31, 2007: motion by Rankin, supported by Luckhardt; vote unanimous to approve.

Approval of Agenda, August 15, 2007: motion by Feldkamp to approve agenda, supported by Rankin; vote unanimous to approve.

Announcements:

None.

Public Comments:

None.

New Business:

- A. TMobile application for special use permit. Would like to co-locate equipment on Case Road tower. Materials will be sent to Dan Cabage for engineering review. Public hearing is scheduled for September 12.
- B. Items from the Board
 1. Road Commission, drain/culvert upgrades are scheduled. The second brining will be done after the Willow Road culvert is repaired. Private applications are available, \$90 for the first 300 feet, \$8 for each additional 100 feet.
 2. Saline Chamber of Commerce sent a representative to update the Board on their activities.
 3. Fred Lucas will address the issues brought by the James Drive residents.

4. Township has \$1600 extra from the Washtenaw County Road Commission, from matching funds.
5. Mary Irving, resident of Knollwood Court in Saline, has concerns regarding the discharge of firearms on Macon Road. Is there anything in the zoning ordinance? Attorney Lucas will follow up.
6. Draft of the Growth Management Plan have been distributed.
7. Picture ID may be required for the November election.

Old Business:

Zoning Ordinance. Rodney Nanney listed changes since the last meeting.

Page 1-13: updated to Lucas request.

Page 2-1: title of R-1 district.

Page 3-4: sliding scale text.

Page 5-3: Tourism, section 5.101, modified item 1.

Page 5-4: section 5.103, minor change listed ie.

Page 5-8: section 5.108, added language from Right-to-Farm Act.

Page 5-22: section 5.207, standards for minimum roof pitch and requirements for exterior doors.

Page 5-43: section 5.601, adult business. Lucas requested changes, added standards.

Page 6-3: section 6.102, fence standards. Fences in R3 and R4, no fence in front yard. In any district, not to exceed 4 feet in front yard. "Decorative" fence is not defined.

Page 7-5: Parking standards, have deleted column.

Page 7-14: added Planning Commission authority to waive.

Page 9-10: 9.07 Billboard, inserted existing regulations with changes: page 9-12, B-2, no more than 2 per linear mile. State also has regulations that apply.

Page 11-36: section 11.08 Private Roads, new section from the Private Road ordinance.

Page 11-39: item D, Specific Standards, simplified standards

Page 11-40 & 41: Updated maintenance regulations. Added "F" Development Agreement. Site plan to be approved by Planning Commission, Development Agreement to be approved by Township Board.

Page 12-13: Site Plan Approval, item K, item 2 - identifies "major" or "minor" change.

Page 14-5: PUD standards, minor changes for density bonus (item 5) tweeks.

Article 18, added and updated several definitions.

Appropriate time to schedule public hearing. Changes will need to be made to zoning maps. Best to do after the Growth Management Plan is approved and adopted.

Rankin moved to schedule the public hearing for the Saline Township Zoning Ordinance on Wednesday, September 12; Luckhardt support. Roll call vote: Bohnett-A, Feldkamp-Y, Leinbach-A, Luckhardt-Y, Prehn-A, Rankin-Y, Zahn-Y. Unanimous vote to approve motion. The notice for the hearing will be published in the Saline Reporter on August 22, 2007.

Public Comments:

Growth Management Plan, we are trying for a public hearing on October 10.

Comment about how public is notified of special meetings. Per State statute, posting on Township Hall door 18 hour prior to the meeting is all that is required.

Rankin moved for adjournment, Luckhardt support; meeting adjourned, 8:30 p.m. Next regular meeting is September 12, 7:30 pm.

Trudy Feldkamp
Saline Township Planning Commission, Secretary