

**Saline Township Planning Commission
Regular Meeting, July 11, 2007**

Members Present:

Neil Bohnett, Trudy Feldkamp, Laurie Leinbach, Gary Luckhardt, Chuck Rankin

Members Absent:

Richard Zahn, Bob Prehn

Others Present:

Jim Marion, Judy Gordon, Don Pennington, Rodney Nanney, Dan Cabage approximately 20 others.

Due to absence of Chairman Zahn, Rankin was asked to conduct the meeting.

Meeting was called to order at 7:35 pm.

Roll was taken; quorum established.

Pledge of Allegiance was led by Rankin.

Approval of Minutes, June 13, 2007: motion by Bohnett, supported by Leinbach; vote unanimous to approve.

Approval of Agenda, July 11, 2007: motion by Leinbach to approve agenda, supported by Bohnett; vote unanimous to approve.

Announcements:

None.

Public Comments:

None.

New Business:

A. Items from the Board

1. Judge Morris has granted an adjournment. New date for court is October 12, 2007. Meeting scheduled for July 12, 2007 has been cancelled.
2. Maps that were distributed by Pennington, some citizens would like copies. Please add address next to your name and a copy will be mailed to you.

3. York Township has a smaller percentage for the fire board; discussion.
4. Recycling is going better. Not as much garbage mixed in.

Old Business:

- A. Biltmore case. See above. Court date has been moved.
- B. Gentner, Robert Marion will check on compliance. After discussion with attorney, the 2nd part of the motion approved at the May meeting is fine. Is closely related to the issue on the public hearing notice and so we don't need to publish again or notify adjoining property owners
- C. Development Plan. Pennington stated that updated maps need to be prepared. Those showing the density build-out will also be updated. Part of the process is updating the Zoning Ordinance to work with the Development Plan. The Plan we are working on is designed for 50 years.

Process: Hand out the draft text. Update text from comments. Draft will be sent to adjoining municipalities. Municipalities have 63 days to submit comments. Then a public hearing will be scheduled. All comments will be assessed and incorporated as the Planning Commission sees fit. When a final draft is complete, the Planning Commission then makes a recommendation to the Township Board for approval. Pennington will meet with attorney to ensure legality of all changes.

Draft has 13 parts. Very extensive. Very different from current version. Identifies and stresses our unique character. Will be defensible

Part 1 - Introduction

Part 2 - Major issues: housing, US12, public facilities, etc.

Part 3 - Objectives: strengthening identity, natural resources, street scapes, etc.

Part 4 - Concepts: foundation, categories

Part 5 - Supporting data

Part 6 - Specific Policies

Part 7 - Agriculture

Part 8 - Residential

Part 9 - Commercial: Don's thinking that we haven't designated enough area; need quality commercial development, strip is not quality.

Part 10 - Transportation: roads. Don wants help. Development as proposed will require additional roads and access. May need other "regional" connectors. Some roads are scenic and should be preserved. Additional help in this aspect.

Part 11 - Public utilities: urban area, dealing with the City

Part 12 - Implementation: building codes, capital improvements

Part 13 - Monitoring Program: method to keep Plan up to date. It is a living document. Aware of changes and growth.

Part 14 - Working on. Doesn't like to leave at 13.

Would like more graphics, maps, pictures

Public Comments:

On the density build-out maps, would be helpful if all roads are named (final version all roads will be designated).

Density runs westward.

Name of plan: Growth Management Plan.

Density build-out does not take the Biltmore proposal into consideration. What was considered was land, soil, woodlands, waterways, etc. Putting forth something that is reasonable.

Commercial needs tweeking. What does Pennington think? Don would prefer a block structure with buffering and storm water management, clustering of buildings. Need something larger than 10-12 acres.

How does the Township deal with infrastructure, be progressive, work with the City or other providers. Indicate area for sewer and water.

About the 50 years part, are there specific restrictions? If development takes place, managed growth. Would we be required to provide more land once

this is built out? Always have to deal with "adjoining land use". Should suffice for a substantial length of time.

Meeting scheduled to meet with Pennington to review a draft version on Thursday, July 26, 7:30 pm. Goal is to send to municipalities by August 7th.

Bohnett moved for adjournment, Luckhardt support; meeting adjourned, 8:50 p.m. Next regular meeting is August 15, 7:30 pm. A work session is scheduled for Thursday, July 26, 7:30 p.m. at the Township hall.

Trudy Feldkamp
Saline Township Planning Commission, Secretary