

**Saline Township Planning Commission  
Regular Meeting, October 10, 2007**

**Members Present:**

Richard Zahn, Neil Bohnett, Trudy Feldkamp, Laurie Leinbach, Gary Luckhardt, Robert Prehn, Chuck Rankin.

**Members Absent:**

None.

**Others Present:**

Jim Marion, Don Pennington, Rodney Nanney, Dan Cabage, approximately 30 others.

*Meeting* was called to order at 7:37 pm.

*Roll* was taken; quorum established.

*Pledge of Allegiance* was led by Rankin.

*Approval of Minutes, September 12, 2007:* motion by Leinbach, supported by Bohnett; vote unanimous to approve.

*Approval of Agenda, October 10, 2007:* motion by Bohnett to approve agenda, supported by Prehn; vote unanimous to approve.

**Public Hearing:**

*Township General Land Use Development Plan.* Motion to open the public hearing by Rankin, support by Luckhardt. Roll call vote: Bohnett-Y, Feldkamp-Y, Leinbach-Y, Luckhardt-Y, Prehn-Y, Rankin-Y, Zahn-Y; unanimous to open public hearing.

Presentation by Don Pennington. Explained the process for the revisions, requested by State statute. Until recently, the Planning Commission was the only body with the authority. State statute was recently changed. Now the Planning Commission recommends to the Board. The draft has been submitted to surrounding municipalities and the County for comments. This document is subject to change. The Planning Commission will review comments and make changes as they see fit.

This plan is more comprehensive and is quite different from the current plan. Review of what each part is intended to do. Part Six is a special part on physiographic aspects. Strong components recognize the existing land uses

(ag, urban, etc.). The County did an extensive review, very complimentary. Comments included:

1. Worth commenting, planning for urban areas
2. Designating land ag overlay, covered PDR
3. Residential densities, most cases less than what county plan has, should consider higher densities in certain areas

Plan is still a draft.

Comments:

Prehn, were there any comments from other communities? No comments received.

Copies are at the library and the township clerk also has a copy.

Where is urban overlay? West of Saline, along US12, as far as Dell Road, south to Johnson Road.

Are we open to discussion on densities? The County plan says 6 units per acre, the draft has 4 units per acre. Pennington-we are in line with State statute. The urban area is for future planning, not just for five years.

Do we need to get this done by a certain date? Not necessarily.

The area with 6 dwelling units per acre, would they be apartments, etc?

Has the plan been available? Public requesting more time to review. When will the recommendation be given to the Township Board? No date has been scheduled. Comments may also be given at the next meeting. Pahn- suggest public comments by week before the next meeting (November 14). Another citizen suggested the plan be in PDF format. All comments should be sent to the Township clerk. The consent judgment will supersede the development plan. Citizen remarked that it has not been convenient to review the document. Various suggestions: PDF on website, CD made for sale. Discussion.

Justification of 1 du/2 acre? Protected/preservation area. Mentioned that Lucas said that 1 acre wouldn't perk.

Put an announcement on the website as to how the Plan will be available and how soon. Some residents are asking for more time to review.

State statute states review of Plan every five years. Pennington suggests keeping in mind yearly, possibly at annual meeting bring up sections that may need review and/or revision.

This is a policy document, is not binding as an ordinance would be.

Motion to close Public Hearing by Prehn, Leinbach support. Roll call vote: Bohnett-Y, Feldkamp-Y, Leinbach-Y, Luckhardt-Y, Prehn-Y, Rankin-Y, Zahn-Y; unanimous to close public hearing.8:45 p.m.

**Announcements:**

None.

**Public Comments:**

Julie Arkison, commenting on the proposed Ordinance, horse farms, bring diversity to agriculture. She read how horse industry contributes to economy, researched various aspects. Our current draft is less restrictive than the current Ordinance. Right to Farm Act was mentioned.

Nanney- need to work carefully. We have the ability/authority to restrict. Willing to work with citizens to revise.

Motion to table further discussion until next meeting by Leinbach, support by Bohnett. Unanimous vote to table discussion.

**New Business:**

A. Items from the Board

1. \$100 to be donated to Saline Greenway Alliance for information dissemination.
2. Supervisor Marion, Township cemeteries, currently for one plot allowed, one monument. Revision made, with cremation, there may be four small stones flush with the ground and one large monument.
3. York Township will have their own building permit office; Saline Township will continue to use the County office.
4. PDR, discussion. Item tabled.
5. Dan Cabage has switched firms. Is now working for Wade Trim. Township will continue to request Mr. Cabage's services.
6. There is a need for a new member-at-large for the Saline Fire Board.
7. Case Road has reopened.

**Old Business:**

Feldkamp has spoken with representatives from T-Mobile and Crown Castle in regards to the Case Road co-location special use application. Discussion.

Rankin moved to approve the T-Mobile special use permit with the conditions of:

1. \$7,000 performance bond to be paid by Crown Castle, as recommended by the Township hired engineer; and,
2. Culvert upgrade to be completed to engineer's specifications by December 15, 2007.

Motion supported by Luckhardt; unanimous vote to approve the motion. Special use permit will be issued with the stated conditions

**Public Comments:**

Bohnett - From the Board, Biltmore consent judgment has been completed.

Bohnett moved for adjournment, Luckhardt support; meeting adjourned, 9:20 p.m. Next regular meeting is November 14, 7:30 pm

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Trudy Feldkamp

Saline Township Planning Commission, Secretary