SALINE TOWNSHIP PLANNING COMMISSION

Stephen Rothfuss | Chair
Mary Gumtow | Vice-chair
Deanna Shank | Secretary
Gary Luckhardt | Trustee
Ronnie Kohler | Member
Levi Smith
Vacant

DECEMBER 01, 2026 REGULAR MEETING AGENDA | 5731 Braun Road, Saline, MI 48176

1. **Call to Order**
2. **Establish Quorum**
3. **Pledge of Allegiance**
4. **Chair Remarks**
5. **Approval of Minutes:** November 10, 2026, Meeting Minutes
6. **Approval of Agenda**
7. **Public Comment on Agenda Items** *(limited to three minutes per speaker)*
8. **Action Items**
   a. **Public Hearing:**
      i. Amendment to Township Master Plan to incorporate Farm Preservation Overlay Area
      ii. Resolution of Adoption of the Master Plan Amendment to incorporate Farm Preservation Overlay Area
   b. **New Business**
      i. 2027 PC Meeting Schedule
      ii. Introduction: Amendment to PC By-laws
      iii. Establishment of 'Land Division Amendment Review Team'
   c. **Unfinished Business:**
      i. Set public hearing for adoption of reformatted consolidated Zoning Ordinance
9. **Discussion Items**
   a. MTA Premium Subscription Access
   b. Noise Ordinance Amendment: Verbal Update
   c. Legislative Updates
   d. Potential Agenda Items: January (TBD), 2026 PC Meeting
   e. Correspondence
10. **Member Comments**
11. **Planner Comments**
12. **Public Comments** *(limited to three minutes per speaker)*
13. **Adjournment**

Excerpts from Bylaws and Rules of Procedure Adopted May 5, 2026

PUBLIC HEARINGS.

Public hearings shall be conducted during the New Business portion of the meeting as follows:

1. Explanation of the request as received by the Commission.
2. Review and recommendations by the Commission staff and consultants.
3. Comments and explanations by applicant.
4. Questions by the Commission.
5. Responses by Liaisons, consultants, and/or the applicant.
6. Opening of hearing for public comments.
7. Closing of hearing to public comments.
8. The Chair may call upon the Liaisons, consultants, and/or the applicant to respond to questions or make additional comments.
9. Consideration of action by the Commission.

PUBLIC PARTICIPATION

1. All public comment should be presented during the time(s) designated on the agenda. Public comment is normally not allowed outside of those times; however, sometimes the Commission may recognize members of the public to speak.
2. Public comment at all Commission meetings shall be conducted according to the following rules:
   a. The Chair opens the meeting for public comment and summarizes the rules of conduct for public comments as outlined in this section. For public hearings, the Chair will also announce the topic under consideration.
   b. All public speakers are encouraged to identify themselves by full name and community of residence prior to speaking.
   c. All comments must be addressed to the Chair.
   d. Speakers are given only three minutes each. Speakers are not permitted to grant their time to an alternate speaker. During public hearings, public comment and discussion shall be limited to the topic under consideration.
   e. Each person will be given an opportunity to be heard. After every person interested in addressing the Commission has spoken, the Chair may permit additional public comments.
   f. The Chair may limit the amount of time allowed for each person wishing to make public comment at a Commission meeting. The Chair may ask members of the audience to caucus with others sharing similar positions so they may select a single spokesperson. If a single spokesperson is selected, that individual shall be able to make public comment at the Commission meeting without time limit or an extended time limit.

DISORDERLY CONDUCT AT MEETINGS

1. Members of the public shall not interrupt Commission members, Liaisons, or individuals permitted to address the Commission while they are speaking during a meeting or otherwise disrupt a Commission meeting.
2. **The Chair may call to order any attendee who:**
   a. Engages in personal attacks which disrupt the meeting, incite violence or raise issues that are unrelated to Commission business;
   b. Uses obscene or grossly indecent language;
   c. Speaks longer than the allotted time;
   d. Disrupts the proceedings;
   e. Otherwise violates the rules of the Commission.
3. **Failure to come to order may result in the forfeiture of any remaining speaking time, or, at the request of the Chair, expulsion from the meeting.**