

APPROVED MINUTES GRASS LAKE CHARTER TOWNSHIP PLANNING
COMMISSION MEETING JANUARY 17, 2006

Meeting was called to order at 1930. Planning commission member present: Lutchka, Phillips, Elliott, Bednarski-Lynch, Lesinski, and Pierce. Planning commission member absent: Hinkle.

Pledge to the flag.

Lutchka asks for any agenda additions, no new additions, agenda stands as printed.

Minutes of the November 22, 2005 combined Grass Lake Charter Township Planning Commission and Township Board meeting, Lutchka states she agrees with the minutes. Motion Lesinski to accept as read, support Pierce, motion carried.

Township Liaison Report: Tom Pierce. Township Board has approved the new zoning map, and zoning ordinances, and both are now in effect. Street light at Wolf Lake Rd. and Burgett Lane, to be used for the bus stop, was denied.

New Business:

a. Election of Officers.

Lutchka requests motion to nominate Chairman. Motion by Bednarski-Lynch to nominate Lutchka as Chairman. Second, Lesinski. Pierce motions to close the nominations and cast a unanimous ballot, second Lesinski, all in favor, motion carried.

Lutchka requests motion to nominate Vice Chairman. Motion by Pierce to nominate Lesinski to Vice Chairman, second Phillips. Pierce motions to close the nominations and cast a unanimous ballot, second Bednarski-Lynch, all in favor, motion carried.

Lutchka request motion to nominate Secretary. Motion by Lesinski to nominate Bednarski-Lynch as Secretary, second Pierce. Pierce motions to close the nominations and cast a unanimous ballot, second Lesinski, all in favor, motion carried.

b. Set dates for 2006 required meetings (4).

Pierce motions that meeting dates will be:

January 17, 2006

April 19, 2006

July 19, 2006

October 17, 2006

Second Lesinski, all in favor, motion carried.

J. Stormont states that dates in April and July are wrong for the third Tuesday meetings. Lutchka states that correct dates should be as follows, January 17, 2006, April 18, 2006, July 18, 2006, and October 17, 2006.

Motion by Pierce to change meeting dates in April, to April 18, 2006, and change July to July 18, 2006, and leave October for October 17, 2006.

Second Lesinski, all in favor, motion carried.

- c. Set Date for working on update/revisit the Master Land Use Plan.

Lutchka states that J. Stormont has sent the planning commission members the section of the Master Land Use Plan about our goals. Need to have a time line for reviewing the Master Land Use Plan, to determine if any changes need to be made. Public input will be gathered by using the Grass Lake Charter Townships Web Site, and a Public Hearing will occur before the Master Land Use Plan is formally approved. Master Land Use Plan needs to be updated by December 2006.

Elliott states that in Chapter 3, pg. 4, of the Master Land Use Plan, the plan states that a committee will be created whose primary objective is to ensure that the Master Land Use Plan of the community are consistent by both the village and the township and local townships. Elliott asks if we should do that first. Lutchka states that we could put that information out on the web site, and see how much input that we get.

Motion by Lesinski to have work session on Tuesday February 21, 2006, at 7:30 pm, to discuss Chapters 1, 2, and 3 of the Grass Lake Charter Township Master Land Use Plan. Second, Bednarski-Lynch, all in favor, motion carried.

Motion by Lesinski to advertise on the Township web site for Master Land Use update work session on February 21, 2006 at 7:30pm. Second, Phillips, all in favor, motion carried.

Elliott states that information in the newspaper about Master Land Use update work session, on February 21, 2006 would be helpful for those who do not have internet access.

Motion by Lesinski to amend above motion to also include advertisement on local TV station, the Grass Lake Times in the form of an article or advertisement. Second, Elliott, all in favor, motion carried.

- d. Sylvan Township – Hearing for a zoning change on the Sylvan Township Master Land Use Plan. Meeting set for January 26, 2006 at 7pm at the Sylvan Township Hall. Property in question is the N.W. corner of Werkner Road and M-52. Property to be changed to a commercial dot, on their Master Land Use Plan.

Public Comment:

Thom Baird: about ½ the students at Grass Lake Schools do not have internet access. Important that information also goes into the newspapers.

Jim Stormont: Donkey Basketball is returning to Grass Lake on February 12, 2006. Need to have 12 persons to participate. Let Jim know if interested. Cheerleaders also needed.

Motion by Bednarski-Lynch to adjourn at 1956, second Lesinski, all in favor, motion carried.

Respectfully Submitted,

Tina Bednarski-Lynch, Secretary

APPROVED MINUTES COMBINED MEETING OF THE GRASS LAKE CHARTER
TOWNSHIP PLANNING COMMISSION AND THE GRASS LAKE CHARTER
TOWNSHIP BOARD

JANUARY 17, 2006

J. Stormont called the meeting to order at 2000.

Grass Lake Charter Township Board members present: Stormont, Loveland, Braun, Pierce. Absent: Clark, Zenz, Harshbarger. Grass Lake Charter Township Planning Commission member present: Lutchka, Pierce, Phillips, Bednarski-Lynch, Lesinski, Elliott. Absent: Hinkle.

Stormont states that the purpose of the meeting is to discuss the current private road ordinance. Tom Pierce has been doing the research, and has given you proposed changes to our current ordinance as well as a copy of the private road ordinance from Cannon Township.

Pierce states proposed changes are first, to make the private road ordinance a police power ordinance. Changes to specifications of Class A private roads, and that they can serve 7 or more residences. Second, Class B private roads, can serve up to 6 residences, with a maximum length of 2000 feet. Class B private roads must also be paved if serve more than two residences.

Phillips and Lutchka states that those are significant changes from our current private road ordinances. Lutchka asks for clarification on Class A private roads, do they come up to Jackson County road specifications? Pierce states that they do. Lutchka questions Class B private road specifications, that when they are paved, do they meet Jackson County road specifications? Pierce states that the specifications are similar to the classes of roads that we have now; Class A private roads will now be up to Jackson County road specification. Elliott and Lutchka state that current private road ordinance shows that Class A roads are up to Jackson County Road specifications. Lutchka questions why the proposed Class B gravel road is wider than the paved Class B road? Lutchka notes that with the proposed change in the number of residences served by the Class B private road (4 to 6 residences), that there will actually be more traffic on the narrower paved Class B road.

Phillips notes that with private roads, the only differences with Class A and Class B are the number of residences that they serve. There needs to be consistency with the specifications of both classes of private roads, so if another residence is built, they can then pave the private road since both would be built to Jackson County specifications. All private roads need to have the same construction, ditches, slopes, and base materials, all to Jackson County Road specifications.

Pierce states that he has been working off multiple copies of specifications of our private road ordinances. One document had a Class C designation, which actually was a driveway.

Lutchka asks Pierce why the proposed change in the number of residences served in both the Class A and Class B private roads. Pierce felt that the current numbers served would be inadequate with the proposed changes in road construction. Pierce states he would be willing to leave the number of residences served the same as in the current ordinance, if the construction specifications remains as in the current ordinance.

Lutchka notes that on page 7, 6-f. The last sentence does not have good wording. Would like the sentence to read as follows: No document issued by any governmental body or official shall be a substitute for this permit. Pierce ok with the proposed wording change.

Pierce encourages everyone to read the Cannon Township Private Road Ordinances. Their ordinance requires maintenance agreements. Lutchka states that private roads that are part of a development have maintenance agreements written into their deed restrictions, but private roads that have private residences, they are currently not required to have maintenance agreements. Pierce states that the Cannon Township private road ordinance spells out what is required in a maintenance agreement, and what is required before the road is constructed and what type of inspections need to be done.

J. Stormont suggests to the Planning Commission to take time in reviewing our current private road ordinance, and look into the Cannon Township private road ordinance, so that an updated private road ordinance will give better control in the township for private roads. Also suggests that new private road ordinance should one stand alone ordinance, in the form of a police power ordinance, and that the document is dated.

Lutchka asks about time line to have proposed update to private road ordinance. Lutchka suggests that we look at this information for the upcoming work session, February 21, 2006, and that we take action in April. T. Loveland states that he would like to see the new private road ordinance completed before the next construction season.

J. Stormont received information from Steve Langworthy about pawn shops, Lutchka states that the Jackson County Commissioners are setting a date for a hearing about a county wide ordinance. Stormont questions whether we need our own ordinance, Lutchka and Elliott both state, that it would not hurt to have our own, and that we could make amendments once the county ordinance is complete.

Motion by Braun for adjournment at 2130. All in favor, motion carried.

Respectfully Submitted,

Tina Bednarski-Lynch, Secretary

