

Chair
Stephen Gobbo
Vice-Chair
Bruce Keilen
Secretary
Dale Dailey
Commissioners
Max Calder, Trustee
Kimberly Smelker
Marsha Zimmerman
Jason Flower
Theresa Shively
Tim Fair



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Community Development Director
Richard M. Trent
Township Planner
Jim N. Foulds
Recording Secretary
Linda K. Parkinson

**PLANNING COMMISSION MEETING MINUTES
MONDAY, JUNE 7, 2010
7:00 p.m.**

The regularly scheduled meeting of the DeWitt Charter Township Planning Commission was called to order at 7:00 p.m. by Chairman Gobbo.

The Pledge of Allegiance to the Flag was said by those present.

ROLL CALL by Secretary Dailey.

MEMBERS PRESENT: Steve Gobbo, Bruce Keilen, Terri Shively, Kim Smelker, Jason Flower, Dale Dailey, Tim Fair, Trustee Max Calder.

MEMBERS ABSENT: Marsha Zimmerman.

APPROVAL OF AGENDA: Keilen moved to approve the Agenda with the correction to change the word under "Information-Milage" to "Information Millage" Supported. **MOTION CARRIED.**

APPROVAL OF MINUTES: Flower moved to approve the minutes of the May 3, 2010 Regular Meeting as printed. Supported. **MOTION CARRIED.**

CORRESPONDENCE: None.

PUBLIC COMMENTS: None.

INFORMATION-MILLAGE: Diane K. Mosier, DeWitt Charter Township Clerk briefly updated the Planning Commission on what the Board of Trustees has done and what direction they are going with respect to the upcoming primary election to be held on Tuesday, August 3, 2010. She distributed a fact sheet and asked the Commission to help spread the word about the upcoming millage vote.

As a resident, Mosier stated she supports the proposed millage in order to allow the Township to continue to operate and provide the level of current services to residents. If anyone on the Commission is so inclined

to take that same position, she encouraged them to contact her for further details.

UNFINISHED BUSINESS:

I. Wind Energy Conversion Systems (WECS) – Update

Township Planner Jim Foulds distributed a generalized height comparison chart to help the Commission visualize how a 45 foot, 70 foot and 110 foot tall wind turbine would appear next to various other structures in the Township.

Foulds advised that the final draft of the WECS Ordinance has been forwarded to various reviewing agencies. Once comments have been received, they will be incorporated into the document and sent to the Township Attorney for review. Subsequently, the item will be submitted for final review by the Planning Commission and set for a Public Hearing.

Lengthy discussion followed regarding the proposed allowable heights for WECS in various zoning districts.

II. Comprehensive Development Plan Update – Draft Outline – BR-27 Land Use and Policy Implementation Tools.

Foulds briefly reviewed staff's memorandum dated June 3, 2010 specifically related to the BR 127 Land Use and Policy Implementation Tools.

Discussion followed regarding whether the Township should consider regulating specific design standards.

NEW BUSINESS:

- I. **Request for Special Use Permit 10-990002 from Soldan's Feeds and Pet Supplies**, for property located at 12286 S. US 27, DeWitt, MI 48820, north of Webb Road, south of Dill Road, in the northeast ¼ of Section 9 of DeWitt Charter Township, to allow the applicant to conduct open air sales of metal accessory structures on the proposed site.

Keilen moved to receive request for Special Use Permit 10-990002 from Soldan's Feeds and Pet Supplies and set a Public Hearing to be held on Tuesday, July 6, 2010. Supported. MOTION CARRIED.

EXTENDED PUBLIC COMMENTS ON NON-AGENDA ITEMS: None.

REPORTS:

- I. Trustee:

Trustee Calder briefly reported on business conducted and action taken at the regularly scheduled Board of Trustees meetings held on May 10, 2010 and May 24, 2010.

II. Zoning Board of Appeals:

Gobbo reported that there was no Zoning Board of Appeals meeting held in the month of May.

III. Committees: None.

III. Staff:

Foulds reminded the Planning Commission that there will be a joint training session held on Wednesday, June 23, 2010 at 7:00 at the DeWitt Charter Township Hall. The meeting will be attended by both DeWitt Township and Bath Township Planning Commission Members and will be facilitated by Township Attorney Dick Robinson and Township Planner Jim Foulds.

Community Development Director Rich Trent noted that it is now time for the Township to renew the Planning Commission's membership for the Michigan Association of Planning. He inquired as to whether all Commissioners would prefer to renew their membership.

After brief discussion it was the consensus of the Commission to renew two (2) memberships in order to reduce operating costs in the Planning Department budget by \$505.00.

Trent went on to advise that the Township is currently in the process of developing a Corridor Improvement Authority (CIA). He distributed materials and information related to the proposed authority and addressed Commissioners' questions.

Discussion followed regarding the possible appointment of a Planning Commission Member to the CIA. Calder stated that he will convey the Commission's thoughts to the Board of Trustees.

DISCUSSION:

Gobbo noted that the 6th Annual Meadows Celebration will be held on Friday, July 16th at Granger Meadows Park. Please see Recording Secretary Linda Parkinson for additional information or if you would like to volunteer for the event.

Fair commended a few of the local businesses in the southern tier for their revitalization efforts.

ADJOURNMENT:

Keilen moved to adjourn the meeting at 8:13 p.m. Supported. MOTION CARRIED.

Linda K. Parkinson, Recording Secretary

Dale Dailey, Secretary