

**PLANNING COMMISSION SPECIAL MEETING
MINUTES
Wednesday, February 18, 2009**

I. Call to Order - Pledge of Allegiance - Roll Call

The meeting was called to order at 7:03 p.m. and opened with the Pledge of Allegiance.

Roll Call **Francis McNamara – present**
 Donald Hartwick – present
 Craig Landes – absent with notice
 John Maahs – present
 Ronald Overton – present
 Richard Turcotte – present
 Ulrika Zay – present
 Charles Openlander – present
 Beth Ball – present

Also present – Andrea Polverento, Planning Director, **Rebecca Bessey**, Birchler Arroyo, **Janice Thelen**, **George Weitzel**, **Dale Westrick**, Board of Trustees Residents Lyle Heaton, Nicole Barker, Deb Plichta S.C.C.M.U.A. representatives Jack Keyes and Keith Sanders

II. Communications Received –

Polverento outlined the correspondence to the commissioners. She mentioned an MSU Extension course on wind energy that was being held at the same time as the April PC meeting, and two lunch meetings that were being held in DeWitt as part of the County's Non-Motorized Transportation Plan.

III. Agenda Approval

Polverento asked that an item to discuss a farmer's market be added to the agenda. **Overton** noted that would be New Business Item B.

MOTION by **MAAHS** and seconded by **HARTWICK** to approve the agenda as amended.

Passed unanimously

IV. Public Comment – Non-Agenda Items - None

V. Approval of Minutes - None

VI. Public Hearings - None

VII. Unfinished Business - None

VIII. New Business

A. Discuss Master Plan Update

Bessey recapped the items that had been discussed to date, and outlined what would be discussed tonight.

She explained that the Future Land Use Map (FLUM) draft and implementation and action items would be discussed. She reminded the commission and the audience that the FLUM was a long range map, and did not in any way mean that properties should or would be rezoned any time soon.

Bessey reviewed each of the Future Land Use designations on the map and also went over the Focus Area Overlays. She was careful to note that large scale development in any of these areas should occur concurrently or after utilities were extended.

She discussed a number of possibilities for action items, mostly changes to the Zoning Ordinance or development of further sub area plans.

There was some discussion of changes to the draft FLUM, such as moving the Local Business area further north, and possibly scaling back the principal business area. There was also discussion about changing the high density residential area near Wacousta to medium density, changing the areas in sections 8 and 9 north of the Looking Glass River that were medium density residential to AG/Rural Residential and also scaling back the medium density residential on the east side of Clark and Wacousta due to wetland issues.

Bessey said she would make these changes to the map and try to have a new draft to review as soon as possible.

Bessey reviewed the zoning plan and the utility extension priority area plan and went over the implementation items that could come from these plans, such as density changes and allowances for multi-use items in the Wacousta village area in the zoning ordinance.

The Commission discussed with **Bessey** suggested changes they had for the text that was presented. The bullet points on page 27 were suggested to be rearranged, discussion on the timing and economic climate issues that would be inserted before the districts were discussed and possible changes to the Grand River Overlay area, though no changes were decided to be made.

There was discussion that clarification may need to be made in the AG and RR areas in the text. There was discussion about the difference between the zoning ordinance and the master plan and how the two documents are separate and what the relationship between them is.

There was discussion about how the Township's parks should be represented on the future land use map, and there was a general consensus that they should not be separately delineated on the large map, but could be outlined on the callout map on page 33.

B. Discuss Farmer's Market

Polverento explained that she had talked with someone about starting a farmer's market at the General Store. She did not plan to require them to get any permits, and was very supportive of the idea. The commissioners generally agreed no permits were necessary.

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IX. Committee and Staff Reports - None

X. Comments and Questions from Audience, Staff and Commissioners- None

XI. Adjournment

MOTION by **MAAHS** and seconded by **OPENLANDER** to adjourn the meeting.
Passed unanimously

Meeting was adjourned at 9:42 p.m.

Date approved:

Ron Overton, Chair

Bath Ball, Secretary