

GRATTAN TOWNSHIP PLANNING COMMISSION

Regular Meeting of March 7, 2007

Call to Order/Roll Call

Chairperson Alan Rumbaugh called the regular meeting of the Grattan Township Planning Commission to order at the Grattan Township Hall at 12050 Old Belding Road at 7:00 p.m. Members present: A. Berry, A. Rumbaugh, L. Sostecke, J. Proos and J. Spitler. Members absent: M. Byrne and D. Heffron. Those absences are excused.

Township Supervisor Frank Force, Township Clerk Jim Fues and Township Attorney Ron Redick also attended the meeting.

Pledge of Allegiance

A. Rumbaugh led the Pledge of Allegiance.

Approval of Agenda

A. Berry moved and J. Spitler seconded to approve the agenda. All ayes. The motion carried.

Approval of Minutes

Minor corrections to the February 7, 2007 minutes were noted. L. Sostecke moved and A. Berry seconded to approve the amended minutes. All ayes. The motion carried.

Public Comments

There were no public comments.

Emiley/Radamacher Land Division- Cowan Drive

Dr. Emiley said his neighbors, Tom and Sally Rademacher, have allowed him to have a garden on their property. The Rademachers are currently trying to sell their home and have agreed to sell the 100' x 259' section of their property where Dr.Emiley's garden is located to the Emileys. Mr. Emiley said the property has wetlands on the western portion and a small seasonal stream at the northern end. The soils are wet clay. He did not believe the property would be buildable because the lot would be too narrow, does not perk and because of the wetlands. Dr. Emiley said they would maintain the open space on the property.

A. Rumbaugh explained that by allowing the proposed land division the Township would create an even more non-conforming lot. Township ordinance does not allow that. Township Attorney Ron Redick said it would be difficult to justify the land division with

that standard. He suggested using an easement in gross to accomplish what the Emileys are asking for with out a land split. An easement in gross benefits only the person it is granted to and can be drafted to only last so long (i.e. upon the death of the person who benefits) or until the easement in gross is voluntarily relinquished. He said if the Rademachers sell their home, the new owners would be subject to the easement in gross.

Mr. Rumbaugh agreed to send more detailed information regarding easements in gross via e-mail to Dr. Emiley.

T-Mobile-Request for Co-location on Sprint/Nextel Tower at Nugent Avenue and M-44

Denise Thompson, Haley Law Firm who represents T-Mobile, briefly explained the request by T-Mobile to co-locate on the existing Sprint/Nextel Tower. She provided documentation showing that the tower is structurally sound enough to support T-Mobile's equipment. Commissioners noted that the Township has not received a letter from Sprint/Nextel allowing the proposed use on the tower. Ms. Thompson said she could provide that documentation. Commissioners also noted that the existing Sprint/Nextel tower can be seen above the fence and they believed the original special use permit required that fencing conceal the building. They also said pine trees should have been planted at the site. A. Rumbaugh will review the original special use permit.

It was suggested that the Township amend the ordinance to authorize the Zoning Administrator to approve requests to co-locate on existing towers. Commissioners agreed to combine this amendment with others in the future in order to save money.

J. Spittler moved and A. Berry seconded to approve Jim Brown's resolution to approve the special land use for T-Mobile's co-location on the existing communications tower. A. Berry read the roll call. All ayes. The motion carried.

Storm Water Run Off Ordinance for Private Roads

Township Supervisor Frank Force said that during a recent review of Township application processes he questioned the need for a storm water permit for private roads for 2 or less parcels. This requirement comes from the Township's Storm Water ordinance. Mr. Force asked Township Attorney Ron Redick if he could suggest changing that requirement to the Township Board. Mr. Redick said the change could be presented directly to the Township Board because the Storm Water Ordinance is a regulatory ordinance. The change does not require Planning Commission approval. Mr. Redick suggested amending the definition of developments excluding 2 lots and under that are more than 500' from a lake. Drainage on all private roads must still be adequate and reasonable.

Review Bonus Points for PUD's

A. Rumbaugh said D. Heffron had previously asked the Planning Commission to review bonus points given for wetlands in a PUD. The wetlands have to be protected according

to the Township's Wetland ordinance and that land is also unbuildable. Ron Redick agreed. He suggested that water bodies and flood plains should also be removed. Commissioners discussed the matter. Jim Fues said the existing PUD bonus points were given before the Township had a Wetland ordinance. A. Berry said Grattan Township 's bonus points are very generous in comparison to other Townships. L. Sostecke said she believed Township Planner Paul Le Blanc thought other Township's bonus points were good. Ron Redick said a PUD is required for developments over 11 lots in the Township and questioned why the Township needed to be so generous. Commissioners discussed forming a subcommittee to review the bonus point rewards.

Discussion

Commissioners discussed training what type of training they would like. Most members said they would like training specifically for the Planning Commission.

Adjournment

There being no further business, A. Rumbaugh declared the meeting adjourned at 8:25 p.m. The next regular meeting will be held on April 4, 2007 at 7:00 p.m.

Respectfully submitted,

Diane Timmons

Recording Secretary GTPC

Al Berry, Secretary, GTPC