

# **Sharon Township Planning Commission**

## **Meeting Minutes**

April 26, 2012

Approved

### **I. Call to order**

Chairman Lewis called to order the regular meeting of the Sharon Township Planning Commission (PC) at 8:00 pm on 26 April 2012. Commissioners Lewis, Cole, Murray, Spiegel, and Yordanich and Zoning Administrator Wilson were present. Five people were present in the audience.

### **II. Approval of minutes from last meeting**

The minutes of the 08 March 2012 meeting were approved on a motion by Spiegel, seconded by Murray.

### **III. Public Comment**

There was no public comment.

### **IV. Approval of Agenda**

The PC approved the agenda as submitted.

### **V. Zoning Administrator Report**

Zoning Administrator Wilson reported that for March and April there was 1 land split (Doug Jones property on M-52, 11.53 acres split). There were 3 complaints, 1 regarding abandoned vehicles on M-52 (now removed), 1 regarding a Yurt on Grass Lake Road being used as a dwelling (it is not being used as a dwelling but there is a setback violation and the owner is supposed to move it back 50 feet), and 1 regarding horse manure and a chicken coop within the setback (both are being moved).

The parking lot for the Spike Reserve (on Grass Lake Road) has not been completed. Chairman Lewis said he would contact ~~them~~ **Washtenaw County Parks and Recreation Commission (County Parks)** about getting the work completed since it is becoming an eyesore.

### **VI. ZBA**

There was no ZBA meeting in March or April.

### **VII. Board Report (Sharon Township Board Meeting 9 April 2012)**

- A. The township board approved the zoning ordinance changes recommended for approval at the planning commission's 8 March 2012 meeting.
- B. The township board started working on a budget for the 2012-2013 fiscal year. Work on the budget will continue at the May board meeting.

- C. The board discussed hiring a new township attorney. No decision was made, but Psarouthakis and Simons agreed to obtain proposals from several law firms.

### **VIII. Southwest Washtenaw Council of Governments (SWWCOG) Report**

The SWWCOG met on Wednesday March 14<sup>th</sup>. There was discussion about comparing police services between those provided by the Washtenaw County Sheriff's Department and the Michigan State Police. SWWCOG may go to meeting quarterly because of the difficulty getting a quorum for monthly meetings.

### **IX. Old Business: Grass Lake Sanctuary (GLS)**

Tom Egan of GLS presented ~~an updated special use application and~~ a revised site plan. While the revised application listed the 5 standards that must be met for approval of a special use, the PC felt that the 5 standards were not each directly addressed. The PC advised GLS to revise and shorten the application to directly address each of the 5 standards.

The PC further advised GLS to include:

- Hours and days of the week of operation
- Season(s) of operation
- Provisional approval from the county Health Department to cover Phase 1 (the department had said they would issue approval after special use was granted)
- Wetlands delineation on the site plan (buildings must have appropriate setback from wetlands)
- Location of gasoline storage

There was further discussion between the PC and GLS on some details of the GLS plans:

- GLS has no plans to run events in the winter. The tent bungalows are heated by ventless propane heaters and lit by battery-operated lanterns and solar-powered lights. The bungalows do not have electricity and candles are not allowed.
- Test sites for expansion of the septic field were indicated on the GIS map system, but the map does not have GPS coordinates. Final Health Department approval would be necessary before initiating Phase 2 of the site plan.
- Even with the line of sight changes necessary for the driveway, soil disturbance is unlikely to involve more than 1 acre.
- The food tent/pizza oven in the back of the property is within the setback from the Preserve's property line. There was some discussion about whether a variance, which would be expensive for GLS, would be required.

**X. New Business**

Chairman Lewis indicated that there would be a Countywide Transit Meeting on May 9<sup>th</sup>, possibly at Sharon Township Hall. However, confirmation had not been received from the clerk.

Lewis stated that it would cost between \$600 and \$800 for Erin Purdu to review the zoning ordinances for compliance with the Enabling Act. The Township Board previously authorized the expenditure, but Lewis will confirm with the board at the next board meeting.

The PC discussed whether as a group they could hold a closed session to discuss granting the special use permit to GLS. Spiegel read the requirements for holding a closed session, and the PC decided the GLS situation did not fit the criteria set forth under the Open Meetings Act.

There was a brief discussion regarding area oil and gas exploration. The Mineral License Board (MLB) has no right or responsibilities to regulate gas or oil drilling. Yordanich stated that there is very little that can be done to regulate water extraction for a gas or oil drilling operation.

**XI. Next Meeting**

A special meeting to further discuss the special use application from GLS was set for 1 May 2012 at 7:00 pm.

**XII. Adjournment**

The meeting was adjourned at 9:54 pm on a motion by Yordanich, seconded by Murray.

Minutes submitted by: Kathy Spiegel

Minutes approved by: \_\_\_\_\_

Date: \_\_\_\_\_