

SPRING ARBOR TOWNSHIP
PLANNING COMMISSION MEETING
TUESDAY, APRIL 10, 2012

The regular meeting of the Spring Arbor Township Planning Commission was called to order by Chairman Carl Jacobson at 7:00 p.m. in the Township hall.

Members Present: Mike Archer, David Herlein, Carl Jacobson, Jeff McGraw, Ken Melville, Matt Potter, Mel Rice and Richard Roth

Members Absent: Nancy Denton

Guests: Jan Gardner-Township Zoning Administrator, Gerald Couch, Jack L. Ripstra, Gordon Milnes, Anne Milzia, Bonnie Crunkle, K. Trachsel, Jim Griffis, Jennifer Spooner, Joan Herlein, Brad Buter and Laurie Buter.

Minutes – On a motion by Melville and seconded by Roth the minutes for the January 10, 2012 meeting were accepted. Approved.

Public Comment – Questions raised about Township trash collection; enforcement of Township ordinances; use of tents and open burning. Herlein responded to all questions.

New Business

A. Site Plan Review/Public Hearing SPR11-3 Gordon Milnes-Pine Meadows Revised Master Drainage Plan. Dave Herlein informed the Commission that he had a conflict of interest and left the meeting at 7:15 p.m. Carl Jacobson stated that the Township had received a revised drainage plan, prepared by Jack Ripstra and dated March 14, 2012, and that it had been reviewed and approved by OMM, the Township's Engineers. Jan Gardner stated that the plan had also been reviewed by the Jackson County Road Commission (JCRC) and the County Drain Commissioner, Geoff Snyder. Jack Ripstra responded to issues raised by the JCRC. Geoff Snyder's letter recommended approval subject to four conditions.

Gordon Milnes stated that he had met with homeowners, as requested by the Planning Commission, and obtained their input on the drainage plans. A letter from the Pine Meadows Condominium Association was provided to Jan Gardner. She reviewed the letter and stated that it contained signatures of approval from three out of the seven homeowners within the development. Two homeowners who did not sign the letter, Mr. Griffis and Ms. Spooner, were in attendance at this meeting and explained their concerns. Jan Gardner presented a list of issues brought to the Township office earlier in the day by Phil Bartlett. At the request of the Planning Commission, Mr. Milnes called Mr. Ansel, the owner of Lot 19, during the meeting in an effort to understand his concerns. Mr. Milnes and Mr. Griffis spoke with him on the phone and reported back that he had some concerns regarding a proposed easement agreement for his property.

There was a considerable amount of discussion about the responsibility for maintaining the retention ponds. Mr. Ripstra stated that the ponds would be similar to the one on the property of Weatherwax Drugs and would be easy to mow. Mr. Milnes stated that all affected lots would be seeded and matted after grading for the new ponds was completed.

Motion was made by Richard Roth and seconded by Ken Melville to approve the Master Drainage Plan for Pine Meadows dated March 14, 2012 subject to satisfying the four conditions

outlined in the letter from the County Drain Commissioner dated April 9, 2012. The conditions are as follows:

1. The Amendment of the Master Deed and Exhibit B Documents and the recordation of the same in the Register of Deed's Office.
2. Evidence of obtaining a Soil Sedimentation Control Permit.
3. Requiring that the design engineer be present during construction to insure that the proposed grades and elevations are maintained.
4. Prior to the issuance of an occupancy permit, obtain certification from the design engineer that the site was developed as designed, consistent with this letter, and the Township's other Site plan Approval Requirements.

Motion Approved.

Dave Herlein returned to the meeting at 8:29 p.m.

Text Amendment/Zoning Ordinance – Tents A motion was made by McGraw and seconded by Roth to accept the text amendment as presented. Motion approved.

Reports

Master Plan - Copies of the Public Review draft of the Master Plan were handed out to the Commission members for review prior to the next meeting. Gardner updated them on the next steps in the process to adopt the Master Plan.

Meeting Dates – Jacobson and Gardner outlined meeting dates for the balance of the year. The emphasis was on the need for Planning Commission members to be available each month on the second Tuesday for possible meetings.

Meeting adjourned at 8:46 p.m.

Respectfully submitted,

David Herlein, Secretary

Richard Roth for Public Hearing