

**CHARTER TOWNSHIP OF VAN BUREN
PLANNING COMMISSION MINUTES
MAY 25, 2011**

Chairperson Thompson called the meeting to order at 7:30 p.m. Present: McKenna, Budd, Kelley, Boynton, Johnson, Guenther and Thompson. Staff Present: Director Carroll and Secretary Harman. McKenna Associates present: Sally Hodges and Phil McKenna. There were 4 people in the audience.

APPROVAL OF AGENDA:

Motion Boynton, Johnson second to approve the agenda of May 25, 2011 as amended with the addition of May 11, 2011 meeting minutes.

Motion carried.

MINUTES:

Motion Budd, McKenna second to approve the minutes from May 11, 2011 as presented.

Motion carried.

NEW BUSINESS

ITEM #1

TITLE: CONSIDER RECOMMENDATION TO THE TOWNSHIP BOARD OF TRUSTEES REGARDING RESOLUTION TO RE-CONSTITUTE THE VAN BUREN TOWNSHIP PLANNING COMMISSION

Director Carroll explained the adoption of an ordinance to establish zoning authority is a requirement to be completed by July 1, 2011 and gives Commission members the power and authority to carry out their functions. References to the Planning Commission in the ordinance are to be changed to the Charter Township of Van Buren Planning Commission. No questions from Committee members or the audience.

Motion Boynton, Kelley second to recommend the Township Board adopt an ordinance to establish Planning Commission zoning authority and change language to Charter Township of Van Buren. Motion Carried.

Roll Call:

Yeas: Johnson, Boynton, Kelley, McKenna, Budd, Guenther and Thompson.

Nays: None.

Absent: None.

Motion carried.

ITEM #2

TITLE: CONSIDER RECOMMENDATION TO THE TOWNSHIP BOARD OF TRUSTEES REGARDING PLANNING COMMISSION RULES AND PROCEDURES

Director Carroll explained the change made in the first page of rules and procedures, sets forth the powers and duties of the Planning Commission according to Act 33, PA of 2008. Commissioner Budd commented Charter Township needs to be added to the language as well.

Motion Budd, McKenna second to recommend to the Township Board the amended Planning Commission Rules and Procedures for approval. Motion Carried.

Roll Call:

Yeas: Guenther, Johnson, Boynton, Kelley, McKenna, Budd and Thompson.

Nays: None.

Absent: None.

Motion carried.

ITEM #3

TITLE: CONSIDER RECOMMENDATION TO THE TOWNSHIP BOARD OF TRUSTEES REGARDING AN AGREEMENT WITH CMS

Director Carroll noted there have been 3-4 requests for antenna swap outs in the past couple months along with inquiries into locations for cell towers. McKenna Associates recommends looking into joining the CMS organization to get an ordinance in place to have better control of swap outs and locations of cell towers within the Township. Sally Hodges of McKenna Associates explained their involvement and services. Phil McKenna gave a presentation on CMS and the services provided.

Chairperson Thompson inquired if private property owners would like to have a cell tower, why insist on public property first? McKenna informed they are being built into regulation on public property and it is urged to have better control and benefit the community.

Commissioner Johnson questioned how the contractual agreement would be different and would like to see the agreement. The meeting is to support the service not the agreement.

Chairperson Thompson inquired what is different on the proof of need explanation. Hodges explained the backup data the model was based on.

Commissioner McKenna inquired for an area that a typical cell town handles do they put out enough RF to cover a certain distance. Hodges stated in comparing towers the rule of thumb is within a mile.

Chairperson Thompson inquired if it is possible to get wireless info from the tower to help monitor them. Hodges stated that all contractors do the inspections and some have photos in them as well.

Commission members would like to see the agreement between CMS and Van Buren Township before recommending to the Township Board. McKenna Associates offered to share the document with the Planning Commission.

Motion Johnson, Boynton second to table the consideration of recommendation to the Township Board of Trustees regarding the CMS agreement until the next Planning Commission meeting. Motion Carried.

GENERAL DISCUSSION:

Director Carroll informed the Overlay District Committee, the DDA asked to be given more time to make a consideration. There will be a short delay in the forming of a sub-committee.

Resident is concerned about the grass height and lack of mowing at Victory Pre-owned on the Belleville Road Corridor. Resident is also concerned about cell tower inspections being every 10 years and would like to see them more often.

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**Motion Boynton, McKenna second to adjourn at 8:52 p.m.
Motion carried.**

Respectfully Submitted,

Christina Harman,
Recording Secretary