

**CHARTER TOWNSHIP OF VAN BUREN
PLANNING COMMISSION MINUTES
SEPTEMBER 26, 2012**

Chairperson Thompson called the meeting to order at 7:30 p.m. Present: Boynton, Kelley, McKenna, Budd, Johnson, Guenther and Thompson. Staff Present: Director Carroll and Secretary Harman. McKenna Associate present: Sally Hodges. There were 5 people in the audience.

APPROVAL OF AGENDA:

Motion McKenna, Johnson second to approve the agenda of September 26, 2012 as presented.

Motion carried.

MINUTES:

Minutes were missing from the packet and are to be included in the next meeting agenda.

NEW BUSINESS:

ITEM #1

TITLE: CONSIDER RECOMMENDING THE AMENDMENT OF ARTICLE VII – R-1A, R-1B AND R-1C, SINGLE-FAMILY RESIDENTIAL DISTRICTS – SECTION 7.04 PLANNED RESIDENTIAL DEVELOPMENTS.

Director Carroll asked Commission members at the last meeting for the next set of text/language changes to be worked on. Commissioner McKenna came forward with the amendment of Article VII – R-1A, R-1B and R-1C, single-family residential districts – Section 7.04 planned residential developments. Due to this being a lengthy item Director Carroll would like a subcommittee to identify the areas of text that have been trouble areas in the past that need to be worked on. Chairperson Thompson asked commission members if they were interested in forming a subcommittee. Commissioners McKenna, Kelley and Johnson are willing to serve on a subcommittee and identify the areas of text to be worked on. Chairperson Thompson thanked commission members McKenna, Kelly and Johnson, the commission will hear back from them in the next month or two.

Commissioner McKenna inquired if ordinance 3-2-99 is still up to date. Director Carroll informed that code 6-2-92 was the most up to date and had a separate amendment, the code as a whole was done last in 92. Hodges noted the 99 date is when the amendment was adopted. Director Carroll will get both the original ordinance and the amendment out to Commission members for review.

ITEM #2

TITLE: CONSIDER CHANGES TO THE RULES AND PROCEDURES OF THE PLANNING COMMISSION.

A draft of changes to the Rules and Procedures of the Planning Commission was given to commission members. Director Carroll noted that the main change was to the duties of the Vice Chair adding the title sergeant at arms and the duties of being responsible for maintaining order in the meeting, keeping the clock, insuring citizens have the opportunity to express their views and enforcing the provisions of the rules and regulations procedures. Other changes made were grammatical corrections. Commissioner Budd noted in the language on the first page that the supervisor cannot be appointed as the township board representative since he/she leads the township board. Hodges of McKenna Associates believed that to be correct and will confirm. Commissioner Boynton noted that in the text revisions they need to make gender non-specific corrections.

Residents feel the Vice Chair shouldn't be labeled as sergeant at arms.

Hodges noted that the section referring to the township supervisor serving on the commission is existing language that she would be happy to look into for changes at the next meeting. Chairperson Thompson inquired if commissioners would like to take what is proposed to the board and come back for changes.

Commissioner Budd would rather see everything put together and done at one time. Commissioner Kelley felt that order can be maintained in meetings without the sergeant at arms title for the Vice Chairperson. Commissioners Johnson and Boynton agreed with Commissioner Kelley on the removal of the sergeant at arms title but still keeping the duties listed in the language. The changes will be sent back to staff for corrections and will return to the planning commission for approval to move on to the Township Board.

OLD BUSINESS:

ITEM #1

TITLE: CONSIDER RECOMMENDING THE AMENDMENT OF ARTICLE II, DEFINITIONS AND ARTICLE IV, GENERAL PROVISIONS – SECTION 4.56 STORMWATER BASINS.

Hodges of McKenna Associates presented stormwater basin amendments in a letter dated 9-20-12. This is a zoning ordinance amendment to require decorative fencing around stormwater basins. The township's separate engineering standards and the standards of Wayne County control the function of stormwater basins. McKenna Associates believes there are a few recurring stormwater basin considerations which should be addressed in the zoning ordinance. Among the items include basin appearance/shape and landscaping. Their proposed amendments are to the sections following:

Section 1. Article II, Definitions, Section 2.02 specific terms. The insertion of "Detention Basin" and "Retention Basin".

Section 2. Article IV, General Provisions. The insertion of new section 4.56 Storm Water Basins: 1. Engineering Standards, 2. Design, 3. Safety with subsets (a) Fencing, (b) Shelf and Graduated Side Slopes, (c) Landscaping, and (d) Alternatives, 4. Mosquito Control, and 5. Access for Maintenance.

Section 3. Article IV, General Provisions, Section 4.40.3 Landscaping Design Standards. The insertion of new section (o) Stormwater Basin Landscaping, 1. Stormwater Basin Vegetation Requirements, 2. Perimeter Greenbelt with subsets (a) Basin Perimeter, (b) Trees, (c) Native Species, (d) Screening of Mechanical Structures, 3. Screening, and 4. Establishment and Maintenance of Plantings.

Commissioner McKenna noted there are a number of detention ponds that don't have fencing around them but have weeds and trees growing in them, some looking to be dead, one of which is Charter Club. He inquired if there is a provision that can be done for detention/retention ponds that could include maintenance of these of the existing ponds. Hodges informed the Commission that detention/retention ponds are grandfathered in at their current state unless they come back for changes. Director Carroll noted there has been a lot of turnover with homeowners associations bringing in new leadership and he has gone over to educate them about the maintenance but cannot enforce a new regulation on existing development. Commissioner McKenna noted that kids were playing in detention/retention pond areas that were not fenced and homeowners associations and businesses were finding that their insurance companies were asking them to put fences up for safety. To add a fence they would need to bring in a drawing which would go through administrative approval.

Commissioner Budd inquired about making a list of what detention/retention pond areas do and don't have and a list of what they were originally supposed to have. Commissioner McKenna inquired about a possible high rise to be built at one time near Meijer and the possibly of them putting in a detention pond. Director Carroll noted that he believed they were talking about using some of the Meijer pond, however if they were using their own detention pond to drain then it could be put into the new site plan. If using part of Meijer's pond it would be difficult to enforce. Chairperson Thompson inquired if there were any specific site criteria. Hodges has looked into this and will look into again before bringing revisions back to the Commission.

Resident would like to see the Planning Commission create an ordinance to protect the Township and residents against enforcing and move enforcement on to Wayne County.

GENERAL DISCUSSION:

Resident inquired about tree loss and replacement ordinance pertaining to road project on Ecorse Road and expressed concerns with dust, speed, and vegetation. Director Carroll will pass residents concerns on to the appropriate person.

Resident expressed concerns pertaining to the cogeneration facility.

Motion Boynton, McKenna second to adjourn at 8:26 p.m.

Motion carried.

Respectfully Submitted,

Christina Harman,
Recording Secretary