

Sumpter Township
Planning Commission Meeting
Thursday, January 10, 2019, 7:00 p.m.
23480 Sumpter Rd., Belleville, MI 48111
Minutes

Meeting called to order by Chairperson Stalmack at 7:03 p.m. Showing present: Clark, Stalmack, Oddy, Pokerwinski, Sherwood, Belinski, and Borden. Excused absence: Cichewicz. Also showing present: Planner Atkin, Deputy Clerk and 1 resident.

3. Minutes:

- A. Motion by Oddy, supported by Belinski to approve the Planning Commission Minutes of December 13, 2018. Motion carried.

4. Unfinished Business:

A. Draft Master Plan

Planner Atkin stated on the future land use map the changes that have been made are east of Lohr Rd. from Bemis Rd. to Judd Rd. that area has been changed to high density (Suburban Residential). If you move over to the east on the map, down Sumpter Rd. south of Harris Rd. those were all commercial and Hamlet centers, now they are Local Commercial. General commercial was kept at the same size but upgraded to be more intense as far as Commercial Use goes. Manufactured homes are now part of rural residential zoning. Most of the manufactured homes aren't at capacity; Planner Atkin stated he has seen an increase of building permits for Rawsonville Woods recently. Planner Atkin stated he was able to layer underneath the map the parcel outlines which would only been seen on the larger older land use map. He explained there is still clean up with boundary lines, some are going diagonal across the properties. The largest area of cleanup is in the Parks & Recreation, this happened to have the biggest area of diagonal lines. Planner Atkin said the last zoning map was in either 2005 or 2008 and there are quite a few boundary adjustments that need to be made. Planner Atkin handed out five (5) zoning districts map to each of the Commissioners, the overall map then each map was broken down into sections to get a better perspective of the community. Planner Atkin explained the parcel lines need to be darkened in, on the computer them seemed dark. Dunn and Sumpter Rd. were decided to be the center of the Township, which is where Planner Atkin quartered off the sections. Each subsequent map is labeled by section one (1) through four (4) (not official titles) with a slight over lay of the property from each map. On the maps the main road names were kept with the exception of the mobile home parks which are numbered and the key is on the side of the map. Planner Atkin explained he started to label the other subsequent maps with road names but it seemed too cluttered. Chairperson Stalmack asked Planner Atkin on Zoning District 1 map why the street names were 1st, 2nd and 3rd. Planner Atkin explained those were the actual names of the roads. Planner Atkin we will do the necessary touchups on the map and find the right color scheme. Master Plan draft most of the tables have been updated but wasn't able to find out where the information was pulled from on the speed limits. So instead that column was removed from the table and Commissioner Oddy agreed with the decision. Planner Atkin stated he was about to get estimates from 2015 on employment, housing, poverty rate, and education through SEMCOG. The US Census page hasn't been updated due to lack of funding; Planner Atkin pulled as much information off the webpage as he could. This is the same with the American Community Survey (ACS) webpage, which Planner Atkin wasn't sure

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the last time was updated. SEMCOG had changed their website format, so the tables were replaced with the 2015 until 2020 estimates from SEMCOG. Planner Atkin specified that the text on the Master Plan has been updated with the December discussion, which was mostly in the Community Profile section. Commissioner Oddy asked Planner Atkin if Sherwood Pond could be shown on the map since the old cory pond off Carleton West is on the map. Planner Atkin explained when they layered for water it was north west of Ann Arbor and had to drag it over to Sumpter Township, something could have happened to the layering. Between Willow and Arkona Rd. is a large body of water in the City, Sand and Land Landfill, which is no longer operational and body of water has been filled in. Planner Atkin is thinking that the water layer was taken from an extremely old map. Planner Atkin stated between now and next meeting if any Commission members see any addition or deletions to email him and him only. Commissioner Oddy asked if they need to hold another public hearing. Planner Atkin stated it would next move to the Board for recommendation, then a sixty (60) day waiting period and sent to surrounding communities, transportation, railroads, buses, and power companies.

B. Proposed Zoning Ordinance Amendments for Accessory Building, Structures, and Uses

Planner Atkin explained there should have been two copies, one with red lines showing the adjustments made and the clean version. If you look at the red line version you can see at the bottom of page one (1) table the maximum combined gross floor area increased by a couple hundred (100) square feet and left the text as is. On page two (2) section four (4) (A) was removed which pertaining to lots or parcels three (3) acres or less shall not exceed build a detached accessory building larger than gross floor area of the existing principal. In section five (5) on page two (2) the revisions to the table were made to increase the building size and the maximum building height was increase from sixteen (16) to eighteen (18). Planner Atkin stated since it always seems to be an area of question, a measuring of building height diagram was added below the table on page two (2). There a three (3) different types of roof style which seem to be the most common within the Township. On page three (3) took out items (C) which had to deal with the height requirements not to exceed the existing principal building. Commissioner Oddy expressed how much he appreciated the edited copy and clean version provided which made it easier to figure out. Commissioner Sherwood stated she didn't realize the Township allowed a habitable space in a detached accessory building. Planner Atkin stated this has to rent to an immediate family and still has to meeting building codes.

Motion by Oddy, supported by Belinski to set a public hearing for proposed zoning ordinance amendments for accessory building, structures and uses for February 14th meeting. Motion carried.

C. Proposed Amendments for Environmental Protection and Design Provisions

Planner Atkin told the Commission the only thing added under the definition of section one (1) Yard Clippings was the words landscaping mulch. Under section two (2) for Environment, Drains, and Public and Private Right of Ways was the words added in section (A) of public and private road surfaces. Under section (1) Commissioner Oddy asked about the following information not included

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such as stumps, agricultural wastes, animal waste, roots, sewage sludge, or garbage. Commissioner Oddy wanted to know if these items should be added as part of the ordinance to make sure the Township is covered. Planner Atkin stated under the nuisance's ordinance section thirteen (13) those provisions are covered. Commissioner Clark stated that it was covered under the County ordinance too. Planner Atkin stated the State also has guidelines.

Motion by Oddy, supported by Belinski to schedule a public hearing for February 14th on the proposed amendments for environmental protection and design provisions. Motion carried.

5. New Business:

A. Elect Commissioner Chair

Motion by Sherwood, supported by Belinski to elect Jane Stalmack as Chair of the Planning Commission. Motion carried.

B. Elect Commissioner Co-Chair

Motion by Borden, supported by Sherwood to elect Jim Clark as Co-chair of the Planning Commission. Motion carried.

C. Elect Commissioner Secretary

Motion by Sherwood, supported by Clark to elect Virginia Belinski as Secretary of the Planning Commission. Motion carried.

6. Open Floor: Planner Atkin told the Commission he will talk to John about nailing down some dates for the training session. Commissioner Oddy talked about the importance for the members not to have private discussions with applicants.

Planner Atkin talked about Mr. Abraham coming to visit him, Mr. Abraham is looking to start up his haunted hayride event. Planner Atkin told the Commission that he found a special exception use permit from 2012 where he was allowed to operate the haunted hayride for two (2) weeks out of the year.

7. Adjournment: Motion by Oddy, supported by Belinski to adjourn at 7:56 p.m. Motion carried.

Minutes prepared by,
Dawn Hadyniak
Deputy Clerk
Sumpter Township