

**Hamburg Township Planning Commission
Wednesday, August 17, 2005
Hamburg Township Hall Building
Regular Meeting**

1. CALL TO ORDER

The meeting was called to order by Chairman Fred Goetz at 7:30 p.m.

Present: Kramer, Menzies, Ren (7:31), Eckman, Goetz, Danko

Absent: Leabu

Also Present: Pat Hagman, Planning, Zoning Administrator, John Jackson & Kevin Herwick, McKenna, Members of the Public.

2. PLEDGE TO THE FLAG

3. APPROVAL OF AGENDA

Motion by Eckman, supported by Kramer to approve the agenda as presented.

Voice Vote: AYES: 6 Absent: 1 (Leabu)

MOTION CARRIED.

4. APPROVAL OF MINUTES

Motion by Eckman, supported by Kramer to approve the August 3, 2005 correcting on Page 4, line #3 word "the" to read "they" in the following sentence: *Leabu explained the history on waterfront lots, and how they pertain to this ordinance.*

Voice Vote: AYES: 6 Absent: 1 (Leabu)

MOTION CARRIED.

5. CALL TO THE PUBLIC CONCERNING ITEMS NOT ON AGENDA

Hearing no response, the call to the public was closed.

6. CORRESPONDENCE

There was no correspondence presented.

7. NEW BUSINESS

A. Land Division, Rhonda Burnes, Parcel ID#1512-100-013

Hagman reviewed his memo dated 8/12/05.

Menzies asked about the existing tree line.

Hagman clarified the location of the tree line.

Kramer stated that a location map would have been helpful in locating the parcel, when doing the site walk.

Eckman asked to clarify the width of the easement.

Hagman stated it was 50 feet.

Motion by Ren, supported by Danko to approve the proposed lot split for Parcel ID#1512-100-013 for Rhonda Burnes, as per drawings by Design, Inc. dated 6/10/05, stamped 6/23/05. The approval of the lot split in no way implies that these parcels are buildable.

Voice Vote: AYES: 6 Absent: 1 (Leabu)

MOTION CARRIED.

8. PUBLIC HEARING, MASTER PLAN UPDATE

A. Master Plan Update Presentation

Jackson reviewed history of the Master Plan update. He stated that proposed changes have been approved by all the appropriate parties and the go to the Township board for final adoption.

Hagman stated that the only comment received by the Livingston County Planners, was a suggestion to include a Hazard Mitigation section in the Master Plan. He stated that funding can only be applied for and granted if this section is included in the Master Plan.

Herwick stated that changes to the Master Plan were minor, and basically brought the 1997 census numbers up to date to reflect the current population numbers. He stated that goals for the Village Center were updated, and the water service area text was added. He reviewed the Master Plan Executive Summary.

Open Public Hearing 7:42 p.m.

No public present for hearing.

Kramer referred to page 5, and stated that Maltby Rd. improvement had already taken place. He suggested that removal of the projects that have been completed.

Ren stated on Page 7, the Greenways plan had been adopted.

Menzies stated that the summary is concise, and asked if Green Oaks or Putnam had sent their Master Plans for review to Hamburg.

Jackson stated that Putnam Township and Genoa Township had been received.

Menzies suggested joint meetings with neighboring Townships.

Motion by Ren, supported by Kramer to close public hearing.

Voice Vote: AYES: 6 Absent: 1 (Leabu)

MOTION CARRIED.

Close Public Hearing 7:50 p.m.

Motion by Danko, supported by Kramer to recommend to the Hamburg Township Board approval of the Master Plan update.

Voice Vote: AYES: 6 Absent: 1 (Leabu)

MOTION CARRIED.

8. **OLD BUSINESS**

A. Village Center Discussion

Jackson stated they are making progress. He stated he wanted to focus tonight's discussion on the neighboring communities Future Land Use Maps proposals. He reviewed plans for Putnam and Genoa Township and stated that they didn't see any conflicting land use for Putnam. He reviewed Genoa and stated their only suggestion was that a lower density may be more appropriate for South of Brighton Rd.

Goetz asked when comments needed to be returned to them.

Jackson stated the board has 65 days to respond, and one is due by the end of the week.

Motion by Kramer, supported by Danko to authorize McKenna to draft a letter to suggest lower density zoning for area South of Brighton Rd to Genoa Township. Letter is subject to approval by the Chairman.

Voice Vote: AYES: 6 Absent: 1 (Leabu)

MOTION CARRIED.

Jackson stated that they had been asked to put together cost estimates at the previous meeting. He stated that the Non-Conforming lot issue would be between \$1,600 and \$2,500 for the GIS analysis and to investigate the scope of the issue, and to draft text. The fertilizer ordinance request for drafting text would be \$800 to \$1,100.00, which he stated would be a HERB Board related issue.

Ren asked if there was a budget available for these items.

Hagman stated that the budget was limited.

Danko suggested that a future agenda item should be prioritizing projects and budgets.

Hagman stated that the Non-Conforming lot issue should be priority as Future land use and dovetails into the budget.

Motion by Menzies, supported by Ren to authorize McKenna to proceed with Non-Conforming lot study.

Voice Vote: AYES: 6 Absent: 1 (Leabu)

MOTION CARRIED.

Motion by Ren, supported by Eckman to authorize McKenna to proceed with the Auto-fertilizer Ordinance draft, with funding from HERB Budget.

Voice Vote: AYES: 6 Absent: 1 (Leabu)

MOTION CARRIED.

10. **CONSULTANT'S REPORT**

No other report given.

11. **ZONING ADMINISTRATORS REPORT**

Hagman stated that there will be a new Engineering firm doing the planning reviews, which requires **Kramer** to step down due to a conflict of interest.

Danko asked if lighting ordinance had been adopted.

Hagman stated it had.

12. **ADJOURNMENT**

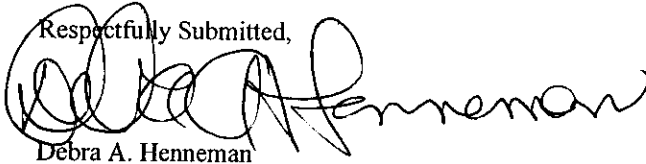
Motion by Menzies, supported by Eckman to adjourn meeting.

Voice Vote: AYES: 6 Absent: 1 (Leabu)

MOTION CARRIED.

The meeting adjourned at 8:13 p.m.


Respectfully Submitted,



Debra A. Henneman
Recording Secretary

Minutes approved at: _____ meeting

9-7-05

 9-7-05
Fred Goetz, Chairman