

Approved

**Melrose Township Planning Commission Minutes
Melrose Township Hall
Regular Meeting of January 26, 2015**

I. CALL TO ORDER / ROLL CALL

A. Call to Order: Chair Tony Pizii called the meeting to order at 7:00 PM.

B. Members present: Bart Wangeman, Tony Pizii, and Phyllis Cotanche.

C. Members absent: Bob Marquardt (Excused) and one open seat.

D. Staff present:

Zoning Administrator Randy Frykberg and Recording Secretary Tom Mackie.

II. APPROVAL OF AGENDA

Bart Wangeman motioned, Phyllis Cotanche seconded, to approve the January 26, 2015 regular meeting agenda as presented. All Ayes, motion carried.

III. APPROVAL OF MINUTES

Bart Wangeman motioned, Phyllis Cotanche seconded, to approve the November 24, 2014 regular meeting minutes as presented. All Ayes, motion carried.

IV. NEW BUSINESS - None

V. UNFINISHED BUSINESS

A. Master Plan Discussion - Future Land Use Map (Draft #1)

Using a computer projection, Randy and Tom introduced the first draft of a Future Land Use Map for the Master Plan. In developing the proposal, future land use classifications were initially assigned to every parcel based on their current zoning district. All parcels were then evaluated for parcel ownership, topography, adjacent parcels, parcel size, and likely future use. Parcels that were reassigned to a land use category not consistent with current zoning were then flagged for review by the Planning Commission.

Several areas of the proposed map were then reviewed by the Planning Commission. Specific discussion included:

1. Should the area from the Boat Launch Parking Lot to the Church be designated as "Village" rather than "Medium Density Residential?"
2. The Elvyn Lea Lodge property and Township road endings should be designated "Resource Conservation/ Parkland."

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3. Significant areas along Shadow Trails Road and Maple Hill Road have been assigned the new "Transitional" classification, making them eligible for re-zoning if a new zoning district is created to 'bridge the gap' between Ag and Residential.

Review of the Future Land Use Map will continue when a full board is available.

B. Master Plan Discussion - DRAFT Document

We conducted a general review of all Draft Revised Master Plan documentation generated so far, including chapter's 1, 2, 6, and 7. Bart suggested the following corrections to the Community Goals section of Chapter 6:

1. Paragraph 2. The word "liter" should be "litter."
2. Paragraphs 3 and 4. Move the word "that" so it follows the word "Require."

Continued discussion will be planned when a full board is available.

VI. OTHER COMMUNICATIONS / REPORTS - ZBA Report

Bart provided a report on the Zoning Board of Appeals' last meeting on July 30, 2014. A variance request for a new garage on North Shore Drive and Howard Street was tabled. As a result of a subsequent re-design by the applicant, the variance is no longer required and the garage will be built meeting all required setbacks.

VII. PLANNING COMMISSIONER COMMENTS - None

VIII. CITIZEN COMMENTS

Jonathon Borisch noted his urban development consultant advised any future construction on the parcel adjacent to and southwest of the Township's boat launch parking lot be closer to the road than the zoning ordinance currently allows. He suggested this would serve to slow vehicle traffic as it rounded the corner. Jonathon then asked if this should be pursued as a zoning ordinance amendment or as a variance request to the Zoning Board of Appeals. After discussion the Planning Commission consensus was to recommend pursuing a variance because no other property owner has sought relief for this condition.

IX. NEXT MEETING - Scheduled for February 23, 2015, but may be cancelled if no cases are presented.

X. ADJOURNMENT - The meeting was adjourned at 8:15 PM.

Prepared by:

Planning Commission Approval by:

Tom Mackie, Recording Secretary

Bart Wangeman, Vice-Chair

Copies: Melrose Township Board, Planning Commission Members, Township web site