

**MINUTES OF THE MEETING OF LEE TOWNSHIP
PLANNING COMMISSION, WHICH TOOK PLACE ON TUESDAY,
MARCH 3, 2015
7:00 P.M., LEE TOWNSHIP HALL, MIDLAND, MICHIGAN**

PRESENT: Planning Commissioners- Tom York, Mari Spraul, Mike Spitnale and Laura Dawson

ABSENT: Linda Taylor (Excused)

OTHERS PRESENT: A few of the Township Residents

Open Time: Mari Spraul called the meeting to order at 7:00 pm.

Minutes: Tom York made a motion to approve the February 3, 2015 minutes as written. Mike Spitnale seconded the motion. All in favor.

CORRESPONDENCE: None

TOPIC OF DISCUSSION:

Old Business: A few changes were made to the last paragraph of the Master Plan Draft. The completion of the Index and Appendix for the Maps are still needed, so Mari Spraul and Laura Dawson will make any necessary changes. These steps will finalize the Master Plan Update. Mari gave updated Existing Land Use and Future Land Use Maps to the Commissioners for one final review.

PUBLIC COMMENT: None

PUBLIC HEARING: Mari Spraul closed the regular meeting at 7:25 pm. and opened the Public Hearing at 7:26 pm.

Introductions of the Planning Commissioners were made. Tom York gave a brief History of Lee Township's current Hall and State requirements for office hours to be maintained by Board Members after the Township reaches a specific number of Residents in the Township. The specific population limit wasn't specified.

PUBLIC COMMENT: Residents asked questions about the possibility of a rise in taxes to construct the new Township Hall. Why do we need a new Township Hall? Where is the money coming from? How much will it cost?

Doris French and Wanda Freeman, from the Township's Grant committee were in attendance. They shared information on Grants received from the following Local Foundations: Rollins Gerstacker, Charles Strosacker, Herbert H. and Grace A. Dow and Midland Area Community Foundations. These Grants total \$380,000. In addition, Lee Township has set aside \$300,000 over the years for the construction of a new Hall. The Board has determined that they don't want to take out any loans for the construction of the new Township Hall.

John Billette, P.E., the Engineer for this project, arrived at 8:00 pm. to answer any questions on building designs, drive way and asphalt construction and overall plans. The area of most concern was the driveway.

As no other Public Comment was presented, all questions were explained and answered, Mari Spraul closed the Public Hearing at 8:35 pm and announced we would return to the Regular Meeting.

Commissioners determined that the parking spots, lighting and landscaping requirements were met. Trash Dumpsters and screening are requirements of a Commercial Site Plan. It was determined that they are not necessary for the new Township Hall, since it was a governmental unit and the Hall Care Taker should be able to dispose of the minimal garbage generated. The Hall Caretaker should be able to dispose of it at the Township's Transfer Station. Any garbage generated by Lee residents who rent the Hall for parties and gatherings is to be removed from the premises by the renter(s).

Mike Spitnale made a motion to approve the Site Plan for the new Township Hall as long as Tom York, John Billette and JBS Contracting would address the driveway, entrance curb, and any other concerns. Tom York seconded this motion.

Roll call was taken: Tom York: yes, Mari Spraul: yes, Mike Spitnale: yes, Laura Dawson: yes. The Site Plan was unanimously Approved.

New Business: The following Text Amendments and Changes:

- Tim Smith's on page 108 of the current Zoning Ordinance
- Permits for Medical Hardship both were tabled until the completion of the Master Plan.

Tom York presented a few more changes to be considered for possibly Text Amendments:

- Page 55 “d” should it stand as it reads or should a change be made in regards to number of acres vs. number of animals?
- Page 56/ 57 “c” can be taken care of by removing the words “in any front or side yard or”
- Page 69 under Office Buildings for required Parking Spaces has a typing mistake it should read (200) not (400)

ADJOURNMENT: Tom York made a motion to adjourn the meeting. Laura Dawson seconded the motion. Meeting was adjourned at 9:25 pm.

Submitted by Laura Dawson

Planning Commission Secretary