

Sharon Township Planning Commission

Meeting Minutes

October 13, 2011

Approved

I. Call to order

Chairman Lewis called to order the regular meeting of the Sharon Township Planning Commission (PC) at approximately 8:00 pm on 13 October 2011. Commissioners Lewis, Cole, Murray, Spiegel, and Yordanich and Zoning Administrator Wilson were present. There were 2 audience participants.

II. Approval of minutes from last meeting

The minutes of the 8 September 2011 meeting were approved as amended with addition of details regarding the Zoning Administrator's report: there had been 2 zoning compliances, 1 for a pole barn on Easudes Rd, and 1 for Kleinschmidt's Hardware on Sharon Valley Rd. There had been no new addresses and no new land splits. Three complaints were under review: 1 for 2 new dwellings on a parcel on Sylvan Rd, abandoned vehicles and junk on Lehman Rd, and wrapping up the complaints regarding the dirt bikes on Peckins Lane.

III. Public Comment

Jim Hopkins asked if the PC would be interested in taking over the duties of the township's Mineral Licensing Board (MLB). The item was added to the new business portion of the agenda.

IV. Approval of Agenda

The PC approved the agenda as amended with the addition of the MLB item for discussion.

V. Zoning Administrator Report

- a) Zoning Administrator Wilson reported that for the period of 1 September through 6 October there were 4 zoning compliances:
 1. an attached garage on Sharon Hollow Rd
 2. new riding arenas (indoor and outdoor) on Pleasant Lake Rd; owners are not yet sure they will build the arenas, but in order to get estimates they needed the zoning permits; no soil erosion permit is needed
 3. 2 new pole barns, both on Bethel Church Rd
- b) There were no new addresses, no new land splits, no new complaints, and no new signs.
- c) For the month of October there have already been several complaints:
 1. Burning

- i. Woman who has been burning wet hay and horse manure
 - ii. Business burning waste
2. Driveway washout opposite 52 Sand and Gravel on M52; plan on contacting MDOT

Cole commented that someone on Bethel Church Rd between Meyers and M52 appeared to be distributing wood furnaces. Wilson replied that Mr. Horodeczny was a furnace repairman who had been carrying wood furnaces as part of his business for some years.

VI. ZBA

There was no meeting.

VII. Board Report

The township board named Kathy Spiegel as board representative to the PC.

The board approved the Washtenaw County Parks and Recreation Commission's (hereafter referred to as Parks Department) request for parking lots on Grass Lake Rd and Hashley Rd with the following contingencies (all of which have been met by the County Parks Department):

1. Midwest Consulting Inc (MCI) review and approval
2. Approval of storm water design by Washtenaw County Water Resource Commission
3. Acquisition of Road Commission permit
4. Acquisition of MDEQ permit
5. Acquisition of soil erosion permit
6. Language was added stating that gates would be added to both parking lots if after hours use of the parks became a problem

Chairman Lewis stated that he wanted to gather more information on what the township's role should be regarding ensuring applicants receive the required permits. So far, he has received conflicting views from Ron Mann, Manchester Township Supervisor, who believes the township should not be responsible for policing permits and Scott Betzel, of MCI, who believes the township should be responsible. Commissioner Cole stated that he believes our ordinances require that all permits be in place, although there is no comprehensive list.

VIII. New business

- a) Grass Lake Sanctuary: Tom Egan, Executive Director of the Grass Lake Sanctuary presented a video about the proposed sanctuary and retreat center. Their land comprises 45 acres surrounded by approximately 100 acres purchased by the Parks Department. The plan is to offer 3-day retreats to cancer survivors and to families that need to reconnect with each other. They have held 2 pilot programs. They currently have a house with a septic field

capable of handling a 3-day retreat for 25 people, with 1 shower allotted per person per 3-day weekend. In Phase 1, they plan to use 8 to 10 Sonoma tent bungalows for overnight housing and Eloo evaporative toilets. Parking would be in mown spaces that would move for different weekends. In Phase 2 they plan to add more bungalows around a treed area, expand the house to include a winter conference room, and add a round yurt for an outside conference/activities room. Trash disposal would be with a dumpster that is located behind the barn and emptied weekly. A quiet curfew will be imposed to reduce the impact on neighbors, and a no smoking, no alcohol policy is in place on the property.

The PC discussed scheduling a public hearing for the next meeting, but decided to wait until the application is received.

- b) Mineral Licensing Board: Jim Hopkins recited the history behind his request for input on whether the PC would want to take over the duties of the MLB. Lewis and Cole opined that the MLB was formed because the township board and PC felt that the township needed a group focused just on mineral licensing activities. Yordanich felt that having an MLB was a duplication of effort. No action was required by the PC, as Hopkins will use this input in his report to the township board on 3 November.

IX. Adjournment

The meeting was adjourned at 9:31 pm on a motion by Murray, seconded by Yordanich.

Minutes submitted by: Kathy Spiegel

Minutes approved by: PC on 10 November 2011