

**ROSS TOWNSHIP
PLANNING COMMISSION
MINUTES
December 19, 2022**

CALL TO ORDER/PLEDGE

Chairperson Lauderdale called the special meeting of the Ross Township Planning Commission to order at 6:00 p.m. at the Ross Township Hall.

ROLL CALL

Present: Chairperson Lauderdale
Michael Bekes
Mark Markillie
Steve Maslen
Michael Moore
Pam Sager

Absent: Sherri Snyder

Also Present: Bert Gale – Township Zoning Administrator
Rebecca Harvey – Township Planning Consultant
Rob Thall – Township Attorney

APPROVAL OF AGENDA

The agenda was approved as presented.

APPROVAL OF PRIOR MEETING MINUTES

Chairperson Lauderdale advised that the minutes of the November 28, 2022 regular Planning Commission meeting would be considered for approval at the January 23, 2023 regular Planning Commission meeting.

NEW BUSINESS

1. Public Hearing – Zoning Ordinance Amendment (Site Condominiums)

The next matter to come before the Planning Commission was the public hearing on the proposed amendments of Section 2.2 – Definitions of Terms and Section 21.2 – Uses Subject to Site Plan Review related to the regulation of site condominiums.

Chairperson Lauderdale opened the public hearing.

Chairperson Lauderdale provided an overview of the proposed text, referencing the informational memo and draft text provided at the October 24, 2022 meeting and the discussions of the Planning Commission on same in October and November.

Attorney Thall concurred that the proposed addition of certain definitions and the amendment of Section 21.2 adding site condominium projects will appropriately subject them to the site plan review process and address them similarly to plats/subdivisions.

In response to questions from Sager, Harvey clarified the distinctions between a multiple family development and a site condominium project. The review process applicable to plats and site condominium projects was also detailed.

No public comment was offered on the matter and the public comment portion of the public hearing was closed.

Bekes moved to recommend approval by the Township Board of the proposed amendments to Section 2.2 and 21.2 regarding the regulation of site condominiums. Moore seconded the motion. The motion carried unanimously.

UNFINISHED BUSINESS

Chairperson Lauderdale stated that Planning Commission Unfinished Business would be considered at the January 23, 2023 regular Planning Commission meeting.

REPORT FROM TOWNSHIP BOARD

Chairperson Lauderdale stated that the Township Board Report would be provided at the January 23, 2023 regular Planning Commission meeting.

REPORT FROM ZONING BOARD OF APPEALS

Chairperson Lauderdale stated that the Zoning Board of Appeals Report did not meet in December.

PUBLIC COMMENT

No public comment was offered.

MEMBERS, CONSULTANTS, ADVISORS

Planning Commission members individually thanked Chairperson Lauderdale for his excellent leadership as Planning Commission Chair and many years of service to the community. All expressed pride in being part of the Planning Commission experience under his chairmanship.

Chairperson Lauderdale noted that he has considered it an honor to have been able to work together. He thanked Attorney Thall and Harvey for the guidance they provide that allows the Planning Commission to function so effectively.

ADJOURN

There being no further business to come before the Commission, the meeting was adjourned at 6:22 p.m.

Respectfully Submitted,
Rebecca Harvey, AICP, PCP
Township Planning Consultant