

**ROSS TOWNSHIP
PLANNING COMMISSION
MINUTES
September 26, 2022**

CALL TO ORDER/PLEDGE

Chairperson Lauderdale called the regular 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
 Sherri Snyder

Absent: None

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

The Commission proceeded with consideration of the **August 18, 2022** special Planning Commission meeting minutes. It was noted that page 4 should be revised to note that the Township Board and Zoning Board of Appeals Reports were not on the agenda . . instead of them not being offered. Snyder then moved to approve the minutes as amended. Sager seconded the motion. The motion carried unanimously.

The Commission proceeded with consideration of the **August 22, 2022** regular Planning Commission meeting minutes. Snyder moved to approve the minutes as presented. Bekes seconded the motion. The motion carried unanimously.

NEW BUSINESS

1. Definition of 'Structure'

Chairperson Lauderdale noted that Township Board direction on the questions posed during Planning Commission discussion on August 22 is pending.

Bekes advised that AGS has agreed to provide context photos on the questions/issues under review . . and that he will raise the matter with the Township Board upon receipt of those photos.

UNFINISHED BUSINESS

1. Master Plan

Harvey confirmed that the adopted Master Plan has been finalized and is ready to be issued pending receipt of the most recent Future Land Use Map. She noted that she is in conversation with Prein & Newhof in obtaining said map and that the final document should be issued before the end of the week.

2. Condominium Standards
3. Development Agreements

Attorney Thall and Harvey reported that work on draft text is in progress.

4. Definition of 'fence' related to sight lines.

Attorney Thall reminded that the Judge ruled on the case and essentially reversed the finding of the ZBA. The Township Board has scheduled discussion on the Township's viewshed protection policies/standards for a special meeting on September 28, 2022 in order to provide direction for the Planning Commission's future work on the subject.

REPORT FROM TOWNSHIP BOARD

Bekes reported on the special meeting held on September 19, 2022, detailing the brainstorming session conducted on the expenditure of ARPA funds in the Township. He explained that the funds must be earmarked by the end of 2024 and spent by the end of 2026. He shared that \$80,000 has been earmarked for 2025-2026 for the development of a new master plan.

Bekes then noted that recommended Zoning Ordinance amendments related to solar energy facilities were considered by the Township Board at their regular meeting held on September 20, 2022. He reported that there was consensus on the following modifications to the proposed amendments: removal of option allowing freestanding solar panels; removal of option allowing deviations through the special land use permit process; and, removal of photos from the text . . . and that the proposed amendments as modified are scheduled for adoption at the September 28, 2022 special meeting.

Bekes also reported that the Township Board has determined that an annual permit/fee for ‘caregivers’ is desired . . . and so the recently adopted ‘caregivers’ provision will be returned to the Planning Commission for the necessary amendments.

REPORT FROM ZONING BOARD OF APPEALS

Chairperson Lauderdale reported that the ZBA did not meet in September.

PUBLIC COMMENT

Mary Stage stated that she felt the ARPA brainstorming session was a very good meeting.

Connie Lavender commented on the solar panel text amendments.

No further public comment was offered.

MEMBERS, CONSULTANTS, ADVISORS

Moore reported that he is getting asked questions about The Bluffs being a low-income housing project. He expressed disappointment that such rumors are being spread.

Bekes suggested that a special meeting is in order to allow for the Planning Commission to work on the following high priority items: viewshed protection standards; caregiver annual permit/fee provision; condominium standards; and, development agreements.

A special meeting was scheduled for October 11, 2022, noting the following:

- Viewshed protection standards – this is related to the discussion on ‘structures’ which is pending Township Board direction . . . but Harvey may be able to provide some sample text for Commission review in preparation for that discussion.
- Caregiver annual permit/fee – Harvey will provide draft text for review.
- Condominium standards – Harvey will provide draft text for review
- Development agreements – Attorney Thall will provide draft text for review

ADJOURN

There being no further business to come before the Commission, the meeting was adjourned at 6:43 p.m.

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