

Birch Run Township

Planning Commission

Minutes

Special Meeting

3 Jun 2002

Members Present

Jaime Trevino
Bob Scharrer
David Hinds (abs)
Alan Hunter

Jeff Putnam
James Totten
Wyn Wilson

Meeting called to order by Chairman Al Hunter at 7:00 PM.

Quorum was present.

Township Supervisor Earl Schlegel was in the audience.

Chairman Hunter stated the purpose of the meeting was to continue working on the Master Plan. Mr. Doug Piggot of ROWE, Inc., was present to conduct the 6th workshop on the Master Plan.

Minutes of 20 May 2002 were read and approved on a motion by Wyn Wilson, supported by Bob Scharrer. Motion carried: 6 - 0.

Doug Piggot noted that there was no B-1 zoning district.

Mr Piggot brought up the recently passed amendments to the Township Zoning Act regarding "clustering" which require that; "In any zoning district where the minimum lot size is such that the overall density is 2 or fewer dwelling units per acre, or 3 or fewer dwellings per acre if the land is served by a public sewer system, the Township zoning ordinance must provide an option for Clustering. The ordinance must be amended by mid December 2002.

The Act requires the Township to allow someone. at their option, to build on half of the site while preserving the other half as open space. Mr Piggot stated that this is state law but there is some confusion in regard to the wording of the law.

- Uses by right or by special use
- Density calculations

The law states that the developer has the right to do this, but he must meet all other site development requirements: environmental, soil tests, etc.

The Open Space/Agricultural District was discussed. Currently it is 1 dwelling unit per 43,750 square feet as a minimum lot size.

Density was discussed in regard to Open space/Agricultural districts. Minimum and maximum lot sizes were discussed as a way to create incentives to encourage clustering.

Zoning districts were discussed. Questions arose as to where we want to encourage commercial growth: Dixie Hwy or Birch Run road?

Doug Piggot will be making modifications to Open space/Agricultural language, and will modify the future land use map to be presented at the public hearing. Copies of the plan in draft form will be supplied for the public hearing along with 5 copies to be available at the Township office for those interested to reviewing it. There will also be a summary of land classifications and guidelines for the planning commission members to follow at the public hearing.

The public hearing has been scheduled for 26 Jun 02 at 7:00 P.M. at the Birch Run Township Center. The first notice has been properly published in the Saginaw News.

Tentative date for the second public hearing is 29 Jul 02.

Motion to adjourn by Jim Totten supported by Jeff Putnam. Motion passed 6 - 0.

Meeting adjourned at 8:56 PM.

Respectfully submitted: Jaime Trevino
Secretary

Approved:



6-26-02