



ATLAS TOWNSHIP, MI

PLANNING COMMISSION

AGENDA • SEPTEMBER 18, 2019

Regular Meeting

Goodrich Library

7:00 PM

10237 Hegel Rd., 2nd Floor Meeting Room, Goodrich, MI 48438

I. CALL TO ORDER

II. ROLL CALL

III. STAFF PRESENT

IV. MINUTES APPROVAL

1. Planning Commission - Regular Meeting - May 15, 2019 7:00 PM

V. APPROVAL OF AGENDA

VI. PUBLIC COMMENTS

VII. CORRESPONDENCE

VIII. UNFINISHED BUSINESS-NONE

IX. NEW BUSINESS

- 1. Michigan Mandated 5-Year Master Plan Review by Planning Commission**

X. REPORTS

XI. PUBLIC COMMENTS

XII. BOARD COMMENTS

XIII. ADJOURNMENT

Note: 1) Each person addressing the board is asked to voluntarily state their name and address for the record.
2) Three (3) minutes will be allowed for an individual addressing the board. Each individual present will be allowed an opportunity to address the board.
3) Please refrain from being redundant.
4) All comments are to be directed to the chair.

PHYSICALLY CHALLENGED PERSONS NEEDING ASSISTANCE OR AID AT ANY PUBLIC MEETING OR PUBLIC HEARING SHOULD CONTACT THE ATLAS TOWNSHIP CLERK AT 810-636-2548 DURING REGULAR OFFICE HOURS, NOT LESS THAN SEVENTY-TWO (72) HOURS PRIOR TO THE PUBLIC MEETING OR PUBLIC HEARING.



ATLAS TOWNSHIP, MI

PLANNING COMMISSION

DRAFT MINUTES • MAY 15, 2019

Regular Meeting

Township Hall

7:00 PM

7386 S. Gale Rd, Grand Blanc, MI 48439

1 **I. CALL TO ORDER**

2 **II. ROLL CALL**

Attendee Name	Title	Status	Arrived
Rick Misek	Planning Commission Chairman	Present	
J. Michael Rembor	Planning Commission Secretary	Present	
Paul Duggan	Planning Commission Vice - Chairman	Present	
Patrick Major	Trustee/Ex-Officio	Present	
John Birkner	Planning Commission Member	Present	
James Lusty	Planning Commission Member	Excused	
Jay Tenbrink	Planning Commission Member	Present	

3

4 **III. STAFF PRESENT**

5 Township Planner Adam Young present
6 Township Attorney David Lattie present

7 **IV. MINUTES APPROVAL**

8 1. Planning Commission - Regular Meeting - Mar 20, 2019 7:00 PM

9 **RESULT: ACCEPTED AS AMENDED [5 TO 0]**
10 **MOVER:** John Birkner, Planning Commission Member
11 **SECONDER:** J. Michael Rembor, Planning Commission Secretary
12 **AYES:** Rembor, Duggan, Major, Birkner, Tenbrink
13 **ABSTAIN:** Misek
14 **EXCUSED:** Lusty

15 Page 2, Line 32 - change "1." to "A."
16 Reorder Minutes to align with Amended Agenda
17 Page 2, Line 40 - change "2." to "B."
18 Page 2, Line 43-45 - Add Mover and Seconder
19

20 Chairman Misek abstains due to absence on March 20th meeting

21 **V. APPROVAL OF AGENDA**

22 1. MOTION TO APPROVE THE AGENDA AS PRESENTED

Minutes Acceptance: Minutes of May 15, 2019 7:00 PM (Minutes Approval)

23 **RESULT:** **ADOPTED [UNANIMOUS]**
 24 **MOVER:** J. Michael Rembor, Planning Commission Secretary
 25 **SECONDER:** Paul Duggan, Planning Commission Vice -Chairman
 26 **AYES:** Misek, Rembor, Duggan, Major, Birkner, Tenbrink
 27 **EXCUSED:** Lusty

28 **VI. PUBLIC COMMENTS**

29 NONE

30 **VII. CORRESPONDENCE**

31 Wade Trim Correspondences, will review under Unfinished Business, 18-01 Lakeshore Bluffs
 32 Continuation.

33 **VIII. UNFINISHED BUSINESS**

34 **A. CONTINUATION PC 18-01 LAKESHORE BLUFFS SITE PLAN**
 35 **REVIEW**

36 Mr. Slade and Mr. Scharl explained updates to plan. Amendments include three
 37 updates, pond to be opened up to lake. Other pond front lots will now become
 38 lakefront.

39
 40 Adam Young reviewed April 19, 2019 site plan review correspondence.

41 Recommends approval contingent upon summarized items:

42 Minimum 1 acre vs. Septic Systems

43 Now bed system instead of trench system

44 Lot 4 size adjustment

45 House locations and dock locations on prints

46 Applicant will seek variance for Road entrance width

47

48 Adam Young reviewed April 17 draft and April 19th Master Deed review
 49 correspondences.

50 Section 4.3 B. Other lots cannot be granted permission under the master deeds. A
 51 separate agreement could ultimately be reached between the three existing home
 52 owners and condo association boat launch. Language must be removed from Master
 53 Deed.

54 Recommends Master Deed be postponed at this time.

55

56 Chairman Misek opened the meeting up for Public Comments/Questions.

57 Holly Spiers, Island Drive - Questioned if septic is based on house size. Questioned if
 58 gate would be at the launch or at the road entrance to prevent use of their launch by the
 59 public.

60

61 P. Major inquired about restrictions to bi-level and tri-level homes. Applicant does not
 62 feel it fits in with their vision

63

64 P. Major acknowledged the document only identified the Developer in the first 15 pages,
 65 questioned if it should state Developer and/or Association. Applicant believes there is a
 66 time frame they must build.

67
 68 Discussion regarding language and process for Developer to turn things over to the
 69 Association.
 70
 71 Developer's consent shall not be required, as listed on Wade Trim correspondence.
 72
 73 Questioned whether 2 lots on pond front will get an opportunity to speak on dredging.
 74 DEQ sent out notices to residents and were given a chance to oppose prior to issuance
 75 of DEQ permit.

76 1. MOTION TO APPROVE PC 18-01 SITE CONDO AS PRESENTED WITH
 77 CONTINGENCIES AS IDENTIFIED

RESULT:	ADOPTED [UNANIMOUS]
MOVER:	Rick Misek, Planning Commission Chairman
SECONDER:	Jay Tenbrink, Planning Commission Member
AYES:	Misek, Rembor, Duggan, Major, Birkner, Tenbrink
EXCUSED:	Lusty

83 CONTINGENCIES
 84 1. REVISE PRELIMINARY SITE PLAN FOR ITEMS 1, 4, AND 5.
 85 2. ZBA APPROVAL OF ROAD ENTRANCE WIDTH
 86 3. REVISE MASTER DEED PER APRIL 17TH WADE TRIM LETTER
 87 4. BOAT RAMP CLARIFICATION
 88 5. NO PERMIT SHALL BE ISSUED WITHOUT HEALTH DEPARTMENT APPROVAL.
 89 6. REVISE SITE PLAN, MASTER DEED AND BYLAWS FOR LAKE/POND CONNECTION
 90 AS APPROPRIATE.
 91 7. ADMINISTRATIVE REVIEW OF ALL THE ABOVE LISTED ITEMS AND ROAD
 92 AGREEMENT.
 93
 94 CONDO CANNOT PROCEED WITH FILING DOCUMENTS UNTIL FINALIZED DECISION
 95 ON POND/LAKE.

96 **IX. NEW BUSINESS**

97 **A. REVIEW OF ORDINANCE 300.303 H RIPARIAN USE**

98 Attorney D. Lattie and Planner A. Young will talk and bring something to the Planning
 99 Commission in 30-60 days. Dock ordinance discussion to shore-up anti-keyhole
 100 ordinance.

101 **X. REPORTS**

102 P. Major provided an update on Township Building renovations.
 103

104 No ZBA update to report.

105 **XI. BOARD COMMENTS**

106 J. Tenbrink commented on document availability.

107 **XII. PUBLIC COMMENTS**

108 Mike Bodenback, Ridge Road - Applauded the board for taking all proper consideration
 109 before allowing development.

110 **XIII. ADJOURNMENT**

111 1. MOTION TO ADJOURN

112	RESULT:	ADOPTED [UNANIMOUS]
113	MOVER:	Rick Misek, Planning Commission Chairman
114	SECONDER:	J. Michael Rembor, Planning Commission Secretary
115	AYES:	Misek, Rembor, Duggan, Major, Birkner, Tenbrink
116	EXCUSED:	Lusty

117 Meeting adjourned at 8:45pm