

**Homestead and Inland Townships  
Joint Planning Committee Workshop  
Homestead Township Hall  
11508 Honor Highway  
Honor, MI 49640  
July 17, 2007 at 7:00P.M.**

Meeting called to order at 7:04 p.m. by Chair Blake Brooks.

**Members Present:** Zelda Gray, Fred Poynor, Christy Andersen, Roger Hubbell, Amanda Deemer, Jessica Wooten, Blake Brooks, and Mary Miller at 7:45.

**Absent:** Bruce Andersen

**Others present:** Cathy Demitroff, Roger Williams, Kathy Ralston, and Jim Dulzo.

Blake Brooks called roll call of officers.

Roger Hubbell made a motion to approve the agenda. Mary Miller supported his motion. All Ayes Motion carried.

Mary Miller made a motion to approve the June 19th meeting minutes with amendments. Roger Hubbell supported the motion. All Ayes Motion carried

The Homestead Board approved a June invoice from Roger Williams for payment.

Mary Miller reported the Inland Township Board transferred \$2,486.47 into the Joint Planning Account.

The meeting was turned over to Roger Williams:

Mr. Williams went over the suggestions, amendments and corrections for Chapter eight and Chapter nine of the master plan with the Commission. Mr. Williams then explained to the Commission the build out analysis.

The entire Commission went over existing commercial land use map along with Mr. Williams.

The Commission feels the plan will be ready for them to accept at the August 21st meeting. They chose dates for a public in-put, OPEN HOUSE for each township. The dates are:

**August 28, 2007 from 6:30 p.m. to 8:30 p.m.  
At Homestead Township Hall**

And

**August 29, 2007 from 6:30 p.m. to 8:30 p.m.  
At Inland Township Hall**

Mr. Williams went over a checklist for the process of submitting the plan to other entities. He explained that local entities have 65 days in which to submit comments while the County has 95 days to do so. After the 95 days has past a public hearing will be held before the plan is adopted.

Mr. Brooks thanked Mr. Williams for a job well done.

Mr. Brooks discussed with the Commission that Mary Miller would like a copy of the plan draft for people to see at Bendon Days. The Commission felt the plan is not ready for public because it is still in draft form and is still a work in process at this time.

Roger Hubbell made a motion to accept Exhibit A wording change to the joint planning agreement.

**Exhibit A**

Requisitions to approve payments for goods, services and per diem member fees will be submitted to the Joint Planning Commission for approval. Each requisition submitted shall be voted on by the Joint planning Commission for approval to pay; a majority vote will control. Funds to pay approved requisitions will be drawn from an account jointly held by all the municipalities participating in this Agreement.

Mary Miller supported the motion. All ayes Motion carried.

Mr. Brooks opened public in-put

Jim Dulzo spoke on the liaison wording. He indicated the State is working on some financial incentives to encourage government entities to have intergovernmental cooperation. He also stated the townships can grandfather in commercial zoning and then reclaim the residential zoning later. He asked the Commission to look closely at and establish better subdivisions. MLUI would like to give a presentation with feed back at the next meeting. He feels it would only take about 12 minutes.

Mr. Brooks informed Mr. Dulzo the MLUI would be listed as an agenda item at the August 21st meeting. He also suggested the Institute submit their feed back to Mr. Williams in writing. He also asked that only one person from MLUI contact Mr. Williams for any type of information. Mr. Dulzo stated that person would be either him or Mr. Jim Lively.

Kathy Ralston stated the County Planning Commission was very interested in the feed back from the Wyckoff report. She stated all County Commissioner would be at the MTA meeting on July 28, 2007 to report on the Wyckoff findings.

Ms. Ralston was glad to hear the open houses are being planned. She asked to get the draft plan out at least a week before. Mr. Brooks stated the plan draft would be out as quickly as possible once the Commission has approved it.

The next meeting of the Planning Commission on August 21, 2007 at the Homestead Town Hall at 7:00p.m.

Christy Andersen made a motion to adjourn the meeting. Roger Hubbell supported the motion. All ayes.

Meeting adjourned at 9:15p.m.

Submitted by

Cathy Demitroff