

**Homestead and Inland Townships
Joint Planning Committee Workshop
Homestead Township Hall
11508 Honor Highway
Honor, MI 49640
August 21, 2007 at 7:00P.M.**

Meeting called to order at 7:02p.m. by Chair Blake Brooks.

Members Present: Roger Hubbell, Amanda Deemer, Blake Brooks, Bruce Andersen and Mary Miller. Zelda Gray, and Christy Andersen arrived late.

Absent: Fred Poynor and Jessica Wooten

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

Blake Brooks called roll call of officers.

Blake Brooks made a motion to accept minutes from July 17, 2007 meeting as presented. Mary Miller supported this motion. All ayes. Motion Carried

Mary Miller reported the Inland Township Board approved the Williams Consulting Fees of 2192.69. The Exhibit A for the payments was approved with additions. They need statements and meeting minutes from the JPC which they are already receiving.

The reimbursement for payment of attending meeting was passed out. Mary suggested these forms are held until after the Open Houses so payment for them can be included on this form.

Zelda Gray reported the Homestead Township Board approved Williams Consulting bill and the Exhibit A amendment to the agreement.

Roger Williams was given the floor. He went over additions and corrections discussed and made at the July 17, 2007 meeting.

Mr. Williams commended Jessica for the super job she did on the history section of the Plan.

Mr. Williams presented all with a new existing land use map. Christy Andersen took six aerial view maps and found today's commercially used portions of land for documentation on this map. This is what is actually being used for commercial uses today.

Mr. Williams feels the Master Plan is basically complete at this point, ready for the open houses and possible presentations to the Township Boards.

Mr. Brooks brought to attention the fact that one of the goal corrections did not get made. It will be corrected and presented to everyone.

Mr. Brooks questioned the future land use map as to land use recommendations. People are very adamant they do not want a strip mall development. This plan is not doing the zoning. It is visions of what is seen for the possible future. The map is based from what is there now. The commercial that is there currently must be respected. The strip mall issues will be covered under how the zoning is written. The Commission feels it looks good as it is.

Christy Andersen made the motion to accept the Master Plan draft with one change under the housing goal. Mary Miller supported this motion. All ayes. Motion carried.

Clean copies will be given to all and the respective Township Boards.

Christy made a motion to accept the Master Plan Summary with the housing goal change and have it available for handouts at the open houses. Bruce Andersen supported the motion. All ayes. Motion carried.

Two land use maps will be place of 24 X 36 boards for people to view. There will be two complete Master Plan Drafts available for viewing also. The Commission will receive completed plans also. Cathy Demitroff will print 30 summaries available to be taken at the open houses. Citizens can also receive the summary in advance by e-mailing a request to Cathy at homesteadsupervisor@charterinternet.com.

Old business:

Attorney selection – Blake asked Mr. Williams if he had any recommendation for hiring an attorney. He indicated that the firm selected should have good zoning background. Mr. Williams cautioned against a firm sending their new younger associates as the representative, the JPC needs a principle associate. It is felt the attorney should be assigned the JPC and not get another associate for every issue. Mr. Williams feels any of the three firms being considered would do a good job and all will cost about the same.

The Commission agreed that it would be wise to recommend to hire an attorney separate from the ones either Township has. In that way there would be no association with either entity. An attorney review could be done during the review period if the Commission chooses. The Commission will try to make a decision on the attorney at the September 18th meeting.

New Business:

Roger Williams discussed starting to look at some of the basic things in the zoning while the review process is taking place. He suggested contacting Mr. Schindler and asked special things that need to be in the ordinance unique to this joint zoning venture. Mr. Brooks will contact Mr. Schindler to see if he can attend the September 18th meeting or at least forward some information on this to the Commission.

Mr. Williams will attend the respective Board meetings to present the Plan draft and answer any questions they may have. The Homestead meeting is September 4th at 7:00PM and the Inland meeting is September 10th at 7:00PM.

Michigan Association of Planning - Would it be beneficial to the JPC membership to join? Mary thinks Inland may already be members. She will check and see. The Commission will research this further and discuss at the September meeting.

New Business: Michigan Association of Planning.

Public In-Put:

Jim Dulzo thanked the Commission for all their hard work. Asked how he would be able to obtain a complete copy of the master plan in its final draft. Mr. Brooks indicated Mr. Dulzo could obtain a copy for the cost of printing it. Mr. Dulzo can communicate with Mr. Brooks on this. Mr. Dulzo reminded the Commission that the master plan looked at was done by a very large group of people who worked very hard on it. He stated that he and the Michigan Land Use Institute feel it was a slap in the face to all those involved for the County's Plan to have just sat there for so long. He and Jim Lively are watching what the County is doing very closely. They have been very critical in the past of the County but now feel things are getting better. He thanked Homestead and Inland for sending the County a wake up call. They don't feel it is the best thing to do but encourage the Townships to continue to look for ways to work with the County. He spoke of the importance of county government relating to regionalism. Encourages the Commission to clap down and even roll back the commercial development along US 31 corridor. He encourages the preserving of the beauty along the corridor. He spoke of the increased traffic hazards of strip malls and how unpleasant life will be with the increased traffic. He voiced concerns of expanding the medium density areas, once again because of traffic issues. He encouraged the use of transfer use development, planned unit developments or mixed use developments. He state low density and high density areas are best.

He spoke on the Grand Traverse Area Land Use and Transportation Study. It is a five county study by the best in the

world to study the land use and transportation issues in the area. He indicated Jim Lively is attending a meeting at this same time on these issues. Mr. Dulzo and Mr. Lively will be getting back to the Commission soon with more information on this.

Kathy Ralston gave the Commission a heads up on a summit on November 13th. It is an all day strategic planning session to try and help with intergovernmental cooperation. It will be have the Best Western and facilitated by MSU. Zelda asked if there was a fee for it. Ms. Ralston said yes but she was not sure what it will be as of yet.

Open House at Homestead Township August 28, 2007
Open House at Inland Township August 29, 2007.

Both open houses are from 6:30pm to 8:30pm. These are very informal for the public to stop in and see the plan and maps.

Homesteads next board meeting is September 4th at 7:00 PM and Inlands is on September 10th at 7:00 PM.

The next regular meeting of the Planning Commission on September 18, 2007 at the Inland Town Hall at 7:00p.m.

Meeting adjourned at 8:48p.m.

Submitted by

Cathy Demitroff