

Homestead and Inland Townships
Joint Planning Committee Workshop
Homestead Township Hall
11508 Honor Highway Honor, MI 49640
November 20, 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, Mary Miller. Bruce Andersen, Christy Andersen, Fred Poynor, and Zelda Gray arrived at 7:07.

Absent: Jessica Wooten

Others present: Roger Williams, Cathy Demitroff, Cliff Graves, Marilyn Wareham and Paul Beechraft.

Blake Brooks called roll call of officers.

Christy Andersen made a motion to accept the agenda with additions. Fred Poynor supported the motion. All Ayes. Motion Carried

Mary Miller made a moved to accept minutes from November 13, 2007 meeting as presented. Christy Andersen supported this motion. All ayes. Motion Carried

Bruce Andersen requested the JPC meetings to be started with the pledge of allegiance. All agreed and rose for the pledge.

Roger Hubbell made a motion to accept and pay the invoice from William's Consulting Services in the amount of \$910.00. Mary Miller supported the motion. All Ayes. Motion Carried.

Christy Andersen made a motion to pay the billing from Young, Graham, Elsenheimer & Wendling, P.C. in the amount of \$420.00. Amanda Deemer supported the moving. All Ayes Motion Carried

Bruce Andersen made a motion to reimburse Cathy Demitroff \$43.82 in postage for mailing out the draft master plans. Zelda Gray supported the motion. All Ayes. Motion Carried.

Marilyn Wareham suggested the commission transfer \$1000.00 each to the board

meetings and advertising accounts from the office supplies account.

Cathy Demitroff will get a copy of the budget to Marilyn Wareham so she can compare the accounts.

Zelda Gray reported a letter being received at the Homestead Hall from Lake Township thanking the JPC for the Master Plan Draft. It stated that Lake Township has no questions or concerns with the draft and commended the JPC for a job well done.

Mary Miller had nothing to report at this time.

OLD BUSINESS:

Blake Brooks turned the floor over to Roger Williams of Williams Consulting Services.

Mr. Williams went over Articles VI and VII that he handed out at the November 13th meeting. Corrections, additions and deletions were noted.

Mr. Williams handed out Articles IV and V for review at the December 18th meeting.

Cathy Demitroff will hand out copies of all reviews received during the comment period at the December 18th meeting. At that time a meeting will be scheduled to go over these comments.

Roger Hubbell made a motion to accept the JPC By-Laws as presented. Mary Miller supported the motion. All Ayes. Motion carried.

Cathy Demitroff passed out a report on the MAPs Conference attended on Oct 19th.

NEW BUSINESS:

Mr. Brooks read a letter from Cliff Graves asking the JPC to attend a joint meeting between the County ZORC committee and the JPC to discuss the Turtle Lake Watershed Overlay District on December 12 at 5:15 in the Government Center. Mr. Brooks felt that this is putting the cart before the horse since we are still under county zoning and the JPC has never received any official copies of the document. Mr. Graves will e-mail the most resent copy to Mr. Brooks. Mr. Brooks will see to it that the full membership of the JPC receives a copy also.

A letter was read from Long Lake Township regarding their intent to plan. It was agreed that Cathy Demitroff will respond to the letter stating the JPC will accept an electronic copy sent to homesteadsupervisor@charterinternet.com.

PUBLIC INPUT:

Cliff Graves explained about rural preservation 40. (40 acres) It is a way to protect open space. He indicated it is on a voluntary basis only. The landowner has to apply or request it. It is an opportunity to transfer developmental rights to an urban center or a commercial intersection. A developer would pay the landowner for these rights and the acreage would be preserved by an easement to never develop it.

Mr. Graves also informed the JPC the County Board of Commissioners voted to enlarge the County Planning Commission to 11 members. This is an attempt to better balance the geographical representation on the Planning Commission. Mr. Seger has stated a zoning news letter in an attempt to improve communication.

Mr. Hubbell asked Mr. Graves about a map that Mike Morrman had of Colfax Township. Hubbell wondered if state land would go into RP 40. Hubbell stated he would rather see RP 20 instead of RP 2.5 as he had seen on the map. Mr. Graves indicated they are looking at the G district zoning now.

The next regular meeting of the Joint Planning Commission will be on December 18, 2007 at the Homestead Town Hall at 7:00p.m.

Roger Hubbell made a motion to adjourn the meeting. Bruce Andersen supported the motion. All Ayes.

Meeting adjourned at 9:12.m.

Submitted by

Cathy Demitroff
JPC Acting Secretary