

**EAST CHINA CHARTER TOWNSHIP
PLANNING COMMISSION**

FEBRUARY 13, 2007

CALL TO ORDER – Chairperson Herbert Blackstock called the meeting to order at 7:30 p.m, with Richard Bober, George Barna, Michael McCartney, and Art Carey. Walter Street and Jerry Jones excused.

MINUTES – Trustee Bober, supported by Commissioner Barna, moved to approve the minutes of December 12, 2006. Carried.

WELCOME NEW MEMBER – Chairperson Blackstock welcomed new member George Barna to the Planning Commission.

RESOLUTION – Trustee Bober, supported by Commissioner McCartney, moved to adopt the following resolution to adopt the Master Plan for Future Land Use. Roll call vote: Yea: Bober, McCartney, Carey, Barna, and Blackstock. Nay: None. Carried.

**PLANNING COMMISSION RESOLUTION
TO ADOPT THE MASTER PLAN FOR FUTURE LAND USE**

WHEREAS, after a duly advertised public hearing was held on October 10, 2006, at which a quorum of the Planning Commission of the Charter Township of East China was present, the Planning Commission did approve a motion to adopt the revised Master Plan For Future Land Use and Text, and

WHEREAS, the Township Board did review the proposed Master Plan For Future Land Use at its meeting of December 4, 2006 and did approve the plan with minor modifications.

WHEREAS, in accordance with the guidelines set forth in the Michigan Township Planning Act 168 of 1959, as amended, and Act 263 of 2001, it is the responsibility and the duty of the Planning Commission to make, adopt, and periodically amend the Township's Master Plan For Future Land Use; and

WHEREAS, the Planning Commission did undertake and prepare an updated master plan which is to be known as "The Master Plan For Future Land Use", consisting of a text supplemented by maps, tables, charts, and graphs; and

WHEREAS, the Planning Commission after giving proper notice of the time and place, as required by law, did hold a public hearing on October 10, 2006, and did at that time, afford all persons an opportunity to be heard regarding the master plan, and did also consider all written communications received concerning the master plan; and

WHEREAS, following the public hearing the Planning Commission concluded that adoption of the master plan by the Planning Commission would accomplish the recommendations set forth in the master plan.

THEREFORE IT IS RESOLVED, that the Planning Commission of the Charter Township of East China, St. Clair County Michigan, hereby adopts the "Master Plan For Future Land Use" and the map "Future Land Use Plan", dated January 9, 2007.

All resolutions and parts of resolutions insofar as they conflict with the provisions of this resolution be and the same hereby are rescinded.

RESOLUTION DECLARED ADOPTED.

Member discussed a draft ordinance prepared by Brian Slizewski of Wade-Trim to change the language for Grading Regulations as recommended by the Township Board. The new language would require the following before building permits can be issued: The owner or their agent must submit a grading plan prepared by a registered land surveyor or engineer to the Township. The plan would be reviewed, approved or rejected by the Township Engineers.

Some members feel this is over reacting to one current problem. This process would be complicated, expensive and a burden for every building project. The Building Inspector is capable of reviewing 99% of all grade interpretations and he has a standard code to follow. If there is a very unusual situation then he should have the tools to request an additional review by the Township's Engineer, but this procedure is not necessary in all cases. The proposed new language is even more confusing. Currently the building inspector receives a building application for a new residence, he requires a survey showing grades, along with the specifications for the project. That is what he needs to enforce the grade and the liability is then transferred to the licensed surveyor who certified the survey. The cost to the resident for a survey ranges from \$500 to \$700. A Final Elevation Survey is also required when the project is finished. Only in extreme circumstances the Township Engineers should be asked to review projects. Passing all grade changes to the township engineer would be overkill and the cost for the engineers to review every building project would be another added expense for residents.

Other members feel the current grade language is vague and needs to be revised to provide more definition. There should be no discretion as to when a project is minor or major and needs an additional review. The new ordinance language would be a tool for the inspector. The Township Board hired Wade-Trim to determine the correct runoff for a property on Pointe Drive to resolve a dispute between neighbors and they will be faced with the same problem if the language is not revised now. The Township Engineers should not have to be hired to mediate these issues and the situation will become more pronounced when more greenbelt areas are built up. Progress will continue in established neighborhoods and these situations must be addressed. The Ordinance should address specifics and not consist of just one sentence.

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There is no base line for the building inspector to begin to review grade changes. The Building Inspector should be given the right tools for review because one sentence cannot capture such a big issue as grade.

Commissioner McCartney, supported by Commissioner Carey, moved to table any action regarding changing the Ordinance for further review. Carried.

ANNOUNCEMENTS – St. Clair County Metropolitan Planning Commission is sponsoring training workshops in 2007 for training. A 2005 color aerial view of the township is available from St. Clair County and there are brochures for Citizen Planner training meetings.

ADJOURN – Commissioner McCartney, supported by Commissioner Carey, moved to adjourn at 8:30 p.m. Carried.

A. Samuel Carey, Secretary