

GENOA TOWNSHIP  
PLANNING COMMISSION  
WORK SESSION  
June 24, 2002  
6:30 PM  
MINUTES

Chairman Pobuda called the work session of the Planning Commission to order at 6:30 PM. The following commission members were present constituting a quorum for the transaction of business: Don Pobuda, Barbara Figurski, James Mortensen, Curt Brown and Bill Litogot. Also present was Michael Archinal, Township Manager and Jeff Purdy from LSL Planners.

Items scheduled for action during the regular session of the commission were discussed.

GENOA TOWNSHIP  
PLANNING COMMISSION  
PUBLIC HEARING  
June 24, 2002  
7:00 PM  
MINUTES

The regular session of the Planning Commission was called to order by Chairman Don Pobuda at 7:01 PM.

The Pledge of Allegiance was recited and a moment of silence was observed .

Moved by Figurski supported by Mortensen to approve the agenda with the deletion of Item #1. Motion carried unanimously.

Chairman Pobuda made a call to the public at 7:02 pm. Hearing none the call to the public was closed. Chairman Pobuda noted that the Commission will not begin any new business after 10:00 PM.

**Open Public Hearing #1 Zoning Text Change to Article 10 Planned Unit Developments.**

Jeff Purdy, LSL & Associates reviewed his recommendation for modification to the zoning ordinance. The proposed changes would delete the word cluster from residential Planned Unit Developments. The 10% bonus for site greater than 100 acres would also be removed. The new RPUD will apply to single and multiple family developments.

The Redevelopment PUD has been removed from consideration based on comments from the last meeting.

Mr. Purdy presented a new paragraph to section 10.08 that is intended to require compliance with PUD agreements before additional phases will be considered.

The Planning Commission directed staff to have the Township Attorney review this paragraph and offer comment before consideration by the Township Board.

Mr. Purdy next described the proposed cluster option that will be a foot note to the schedule of regulations.

Chairman Pobuda made a call to the public at 8:47. There was no response.

Jeff Purdy, LSL & Associates stated that he would add a section to the cluster option that would encourage connectivity between subdivisions constructed under the cluster option.

Moved by Litigot, Supported by Mortensen to recommend approval of the proposed amendments with the following conditions:

1. Minimum PUD property size be reduced from 40 to 20 acres.
2. Minimum PUD property size be further reduced to 10 acres if the site is served by water and sewer.
3. Minimum PUD property size be further reduced to 5 acres if the site is served by water and sewer and is contiguous, on at least one side, to industrial, commercial or multiple residential.
4. A section will be added requiring connectivity between subdivisions developed under the cluster option.
5. Other minor editorial changes as discussed this evening.
6. Attorney review of the new paragraph E in section 10.08.

The motion carried unanimously.

Moved by Figurski, seconded by Mortensen to approve the minutes of 6/10/02 as modified. The motion carried unanimously.

The meeting adjourned at 8:08 PM.

Respectfully Submitted: Michael Archinal; Township Manager

Approved By: Barbara Figurski; Secretary