

**LIMA TOWNSHIP BOARD MEETING  
MAY 12, 2008  
SYNOPSIS**

The regular meeting of the Lima Township Board was called to order at 7:00 p.m. on May 12, 2008. Present were Supervisor Unterbrink, Clerk Bareis, Treasurer Havens, Trustees McKenzie and Laier and Zoning Administrator Frisinger. Also present several residents and guests.

Motion by McKenzie supported by Laier to approve the minutes of the Regular Meeting and the minutes of the Annual Meeting with the Washtenaw County Road Commission of April 14, 2008. Motion carried.

Motion by Unterbrink supported by Bareis to add the request for an extension, for approval of the Chelsea Free Methodist Church final site plan, correspondence dated May 9, 2008, to the agenda, and also add Site Plan Review/Minor Review. Motion carried.

Residents of Wylie Road were present to voice their concerns regarding traffic conditions and excessive dustiness of their road.

Motion by Unterbrink supported by Laier to add to new business, consultant deposit for Cecily Donnelly's request for zoning change. Motion carried.

The Treasurer's Report was received.

The Zoning Administrator issued permits for four new homes, three pole barns and one new address. He indicated Centex Homes is planning to leave Michigan late this year.

Motion by Bareis supported by McKenzie to acknowledge receipt of Application #2008-01 Farmland Agreement for Joann G. and Steven Knepper and to place the application on the June 9, 2008 agenda. Motion carried.

Motion by McKenzie supported by Laier to extend the variance for a private road, parcel G-07-10-300-001 to June 11, 2009, as requested by Leonard Calus in a letter dated April 24, 2008. Motion carried.

Motion by McKenzie supported by Laier to accept the 2008 Lima Township/WCRC Agreement for two applications of Kaiser Well brine with the proviso that a report is received from the May 20, 2008 meeting, and hold in abeyance a third application of brine. Motion carried.

The Washtenaw County Road Commission Agreement (497-07-108) indicated two solid applications of Kaiser Well Brine on all local gravel roads in Lima Township, estimated amount 166,360 gallons at \$0.19 per gallon, estimated cost \$19166.86.

Motion by McKenzie supported by Laier to table any action on the request from the Chelsea Free Methodist Church for a one year extension for the approval of their final site plan, pending direction from the township attorney/planner. And to research adding a limited amendment to the zoning ordinance which would potentially grant the township board authority to extend the expiration time frame. Motion carried.

Motion by McKenzie supported by Laier to table any action on the Donnelly request to reduce fee schedules in accordance with her proposed rezoning request, to the June meeting. Motion carried.

Motion by Laier supported by McKenzie to pay bills as presented. Motion carried.

Motion by Laier supported by McKenzie to send McKenzie and Laier to the seminar on roads at the early bird rate of \$85.00 per person. Motion carried.

Motion by Laier supported by McKenzie to approve the zoning administrator and supervisor to attend the Zoning and Planning Enabling workshop on June 3, at the early bird rate of \$115.00. Motion carried.

Motion by Bareis supported by Laier to adjourn at 9:45 p.m. Motion carried.

Respectfully submitted,

Arlene R. Bareis, Clerk

### **Resolution #2008-05**

The following **Resolution #2008-05** was offered by Laier supported by Bareis:

**Whereas:** The Lima Township Planning Commission has reviewed and recommended amendment to the Lima Township Zoning Ordinance, Application #08-001.

**Whereas:** The amendment adds, Section 3.3.8, Minor Amendments to an approved Special Use Permit Site Plan, may be approved by the Township Board without a public hearing upon determination that the proposed minor amendment does not alter the basic design or intent of the approved site plan or specified conditions of the Special Use Permit as previously approved by the Township Board of Trustees.

- A. To apply for a Minor Amendment to a Special Use Permit Site Plan the applicant must submit in writing a description of the proposed changes, appropriate drawings of any changes and applicable fees. The Township Board will first determine whether the proposed amendments may be considered a minor change, using the criteria set forth in Section 7.19, Minor Amendment of Approved Site Plan.
- B. If the Township Board determines the proposed amendment is minor, it may then approve the amendment, approve it with changes, or reject it.
- C. If the Township Board determines that the proposed amendment is not minor, the applicant may apply for a new /amended Special Use permit, see Section 3.3 Special Uses.

**Whereas:** The amendment adds the following to Section 7.19.1. 2) Square footage of non-residential buildings may be increased by up to 1,000 square feet or 20% of the existing square footage, whichever is less.

Section 7.19.1. 13) The total impervious surface will not increase by more than 3,000 square feet.

Section 7.19.1. 14) A minor building site modification, including non-habitable structures, will not have a significant impact upon adjoining land uses.

Section 7.19.4. Replace existing section 7.19.4 and replace as follows. Minor changes to a Special Use Permit Site Plan or Planned Unit development, PUD may be approved by the Township Board.

**Whereas:** Section 7.20 Minor Site Plan Review shall be deleted.

**Be it Resolved:** That the Lima Township Board approve Application #08-001, Lima Township Zoning Ordinance Amendment.

Ayes: Havens, McKenzie, Laier, Bareis and Unterbrink. Nays: None. Absent: None

Resolution Declared Adopted and shall take effect 30 days after publication.

I hereby certify that the foregoing is a true and complete copy of the Resolution adopted by the Township Board of the Township of Lima, County of Washtenaw, State of Michigan, at a regular meeting held on the 9<sup>th</sup> day of June, 2008, and that said meeting was conducted and public notice of that meeting was given pursuant to and in full compliance with the Open Meetings Act, being Act 267, Public Acts of Michigan 1976, and that minutes of said meeting are kept and will be or have been made available as required by the Act.

Arlene R. Bareis, Lima Township Clerk

Date: June 9, 2008