

**SHIAWASSEE COUNTY PLANNING COMMISSION
BOARD MINUTES – DECEMBER 14, 2011**

1. **CALL TO ORDER/ROLL CALL:** Chair Fred Junger called the regular monthly Shiawassee County Planning Commission public hearing to order at 7:00 P.M. within the County Board of Commissioners' Chambers, 201 N. Shiawassee Street, 1st Floor/Surbeck Building, in Corunna. **Roll Call: Present:** Henry W. Martin III, Glenn Love Jr., William Thelen, Bonnie Ott, John Griffin, and Fred Junger. **Absent:** Don Dickmann.
Also present: Peter J. Preston/Community Development Director & Planner, Linda Gene Cordier/Zoning Administrator, and County Commissioner, Ron Elder.
- 1a. **EXCUSED ABSENCES:** Cordier stated she had received a telephone call earlier in the day from Don Dickmann. He was not feeling well and would not be attending tonight's hearing. **Motion:** Love moved to excuse Dickmann. **Support:** Thelen. Motion carried: 6 ayes, 0 nays.
2. **PLEDGE OF ALLEGIANCE:** The Pledge of Allegiance was led by Chair Junger.
3. **PROOF OF PUBLICATION:** Cordier confirmed the legal notice had been published within the Shiawassee County Independent on Sunday, November 25, 2011. A copy was available for review. Chair Junger declared the meeting legally noticed.
4. **APPROVAL OF THE AGENDA:** **Motion:** Ott moved to approve the agenda as printed. **Support:** Martin. **Motion carried:** 6 ayes, 0 nays.
5. **APPROVAL OF MINUTES:** **Motion:** Love moved to approve the November 16, 2011 minutes as printed. **Support:** Martin. Motion carried: 6 ayes, 0 nays.
6. **BOARD OF COMMISSIONER COMMENTS:** Commissioner Elder stated it had been a busy month for the commissioners. The commissioners approved a contract with the Animal Control Department and the Humane Society. He discussed the five-county Aerotropolis plan for the I-69 corridor in an attempt to bring businesses to the area. The plan is to utilize railroads, trucking and the waterway in Port Huron. It could be in the form of warehousing. He explained that it was a 25-year contract; however, there is an option available to pull out with a six-month notice. Elder continued that he still was trying to schedule one Board of Commissioner evening meeting a month. The first evening meeting will be on the 17th at Ponderosa's at 7:00 P.M. Elder wished everyone a Happy Christmas and New Year.
7. **CALL TO THE PUBLIC ON NON-AGENDA ITEMS:** None.
8. **OLD BUSINESS:**
 - 8a. **Rezoning Request**

Applicants –	Venice Petroleum, LLC and Venice Oil, Inc. JME Consultants, Inc., Lee J. Klein, President, Authorized Rep.
Owner --	Venice Petroleum, LLC.
Location --	11941 Corunna Road, Lennon, MI 48449 Section 13, Venice Township, Tax Id. 78-008-38-061-000
Zoning --	B-2, General Business
Proposed Zoning --	B-3, Highway Service
Action --	Remove from the table & accept applicant's request to withdraw

Chair Junger noted that at a public hearing held on January 26, 2011, a motion was made and supported to table the applicant's request due to the fact it was discovered the County Zoning Ordinance did not have language for commercial diesel refueling. Since that time, the Ordinance has been amended to include commercial diesel refueling by special land use permit within the B-2 and B-3 zoning districts. Junger asked for a motion to take the application request off the table.

Motion: William Thelen moved to take the rezoning application request of Venice Petroleum LLC and Venice Oil, Inc. off the table. **Support:** Henry W. Martin III. Motion carried; 6 ayes, 0 nays.

Chair Junger asked for staff input.

Preston informed the board that the office received a fax from Brent Sitto, attorney representing Venice Petroleum, dated November 22, 2011, stating Venice Petroleum LLC was withdrawing their rezoning application request based on the newly adopted Zoning Ordinance language and due to the fact they are already zoned B-2 and could apply for a special use permit.

Motion: Henry W. Martin III moved to accept the fax from Brent F. Sitto, Sitto Law, PLLC, dated November 22, 2011 to withdraw the rezoning request submitted by Venice Petroleum LLC and Venice Oil, Inc. **Support:** Glenn Love Jr. **Motion carried:** 6 ayes, 0 nays.

8b. Application #PSUP11-04

Applicant/Owner – William Spike, 8295 Seymour Road, Owosso, MI

Tax Identification Numbers: 78-003-06-200-007-00, 78-06-200-005-01, 78-003-06-400-004-00, 78-003-06-400-003-00, 78-06-400-002-00, 78-003-06-400-001-00, 78-003-06-400-001-01, and 78-003-06-400-001-02.

Zoning District: A-1, Agricultural Production

Request: Special Land Use and Site Plan Approval for the Construction of a Private Road to Service Six (6) Single-Family Residential Lots

Correlation to the 1999 Shiawassee County Zoning Ordinance, as amended, Section 6.5 (Private Road Development)

Action – Remain tabled from September 28, 2011

9. New Business:

9a. Review Special Use Permit (PSUP11-03); Surface Mining

Permit Holder – Mark Fitzgerald; Property Owners: Fred, Shirley, and Mark Fitzgerald

Site Location – North McCaffrey Road and Ridge Road, Section 5, New Haven Township

Tax Identification – 78-003-05-400-004-00

Preston stated that during a site visit conducted by the Gravel Committee and staff on November 17, 2011 questions arose as to whether or not there was compliance with the recently approved special use permit. Preston noted that he had not accompanied the committee on the site visits; however, he has reviewed pictures that were taken that day. The committee stated it appeared excavation had taken place beyond grade level. Preston noted that the special use permit had been approved for removal of a ridge. Preston referred to the topographical map from the special use permit file. Preston stated there was also concern that excavation may be going on outside the permitted cells. Also being questioned was the stockpile area located to the southwest and north of the drive exiting out onto McCaffrey Road.

Preston explained that the permit was for approved for a small-scale operation to remove a knoll. If the permit holder has plans to go deeper than originally planned, then the permit holder needed to seek an amendment to his special land use permit and site plan with this board.

Griffin, chairman of the Gravel Mining Subcommittee, replied that no one was present when they visited the site. They waited for the permit holder to return, but finally had to leave to make the next arranged site visit on time. It appeared to the committee excavation was below grade. The second issue was the area that had been mined to the southwest of the area along the north side of the driveway. The SUP permit allowed for two cells within an area of four acres or less. The bond was set at \$4,000 per acre per cell. The bond that has been received is for only one of the two cells; not both.

Fred Fitzgerald was present and informed the board that his son (Mark) was out of town. Fitzgerald stated he shot the area with his laser this past Sunday. It is actually two (2) foot higher than the highest point of the low part. The area up in the southwest corner was excavated beforehand because the materials from that area were used to put the driveway in.

Preston asked if that was just stockpiles then.

Griffin replied it appeared to be stockpiles.

Preston confirmed with Fitzgerald that the stockpiles to the north of the driveway within the southwest corner was stockpiles due to the creation of the driveway off of McCaffrey and Ridge Roads.

Fitzgerald replied that was correct and that it will be used to resurface the area when needed.

Preston discussed the elevations again. Griffin answered it was deceiving; it appeared it was a good six (6) foot in depth.

Fitzgerald answered that actually they were down only about four (4) foot.

Thelen replied he also visited the site and wondered if the four (4) foot was to the top of the water?

Fitzgerald said the ridge sets on top with clay underneath.

Thelen asked what the average grade was to be.

Preston replied that the topographical map reflected some contours with the lowest at 704.

Griffin said he thought the permit was for a three-month time period because it was a small scale operation and wasn't going to take that long to excavate the area.

Preston replied that the special use permit was granted for a three-year period. Preston said that because the applicant has the ability to shoot his own elevations, he can add them to the drawings for us. Preston said he would be willing to work with the permit holder and meet them on site.

Griffin said this is why the committee makes yearly site visits to review activity with what was approved as an added measure for compliance.

Chair Junger concluded that Preston and the Fitzgerald's are to meet on site and verify elevations.

9b. Text Amendment to the 1999 Shiawassee County Zoning Ordinance; specifically Section 4.3.67 (Surface Mining) for review and recommendation to the County Board of Commissioners for adoption

Preston stated that the Gravel Coming had concerns with the existing language within the Ordinance and brought it forward. After holding work sessions to review the language, it was then presented to the rewrite committee for review. The Rewrite Committee brought it forward recommending approval for staff to forward it on to the townships under the jurisdiction of the County Zoning Ordinance for a 50-day review and recommendation period. The Planning Commission approved staff to forward it on to the fourteen townships. Tonight is the County's public hearing on the proposed text amendment. Minor

changes to the language is being proposed such as *complete removal of material to an adjacent property line where two (2) mining operations share a common property line upon written approval by the owners and operators of the adjacent properties and a consensus vote of the Planning Commission member's present. An operation may be approved to be no closer than 75 feet of a property line if the owner of the property under petition owns the adjacent property.* Preston discussed waivers and deed restrictions, barriers and backfill/stabilization requirements. Also proposed is a change to the storage, mixing or processing of aggregate related materials on site brought in from elsewhere. The purpose is to correlate the operation that may include *crushing, storage, processing and recycling of the materials* for future use.

Preston noted that some language is being proposed to be eliminated if and where feasible such as *aerial photographs*. Aerial images are now available through the use of the internet. Preston noted a recent special use permit was for mining of peat; which was an entirely different type of excavation project for removal of the peat and reclaimed as a wildlife refuge center. Excavation was very shallow. The proposed language will give the Planning Commission more flexibility. Preston continued briefly discussing fencing requirements and final reclamation of the site.

Chair Junger asked if there was any ex-parte contact to announce by the board; hearing none he asked Cordier if the text amendment had been legally noticed.

Cordier again confirmed that it had been legally noticed within the Shiawassee County Independent on Sunday, November 25, 2011 and that the townships had been notified of tonight's hearing.

Chair Junger noted again that normally the Rewrite Committee reviews and recommends proposed language to the Zoning Ordinance. However, the Rewrite Committee felt the Gravel Committee had more insight on the topic and the Gravel Committee to review the existing language and recommend changes to them for consideration. Junger noted that the Planning Commission had also recommended that staff notify local excavators and permit holders of the proposed language change for review and recommendation.

Cordier confirmed that current SUP permit holders and local excavating contractors were sent a copy of the proposed language, current language, and tonight's agenda.

Martin agreed with Chair Junger. The Rewrite Committee felt that the Gravel Committee would do a much better job because they understand it a little better. After the Gravel Committee reviewed it, they then forwarded their recommendations onto the Rewrite Committee for review and comment.

Chair Junger opened the floor for public comment.

PUBLIC COMMENT:

Preston said the office received two (2) comments back from the townships and read them aloud:

1) **Sciota Township Planning Department** (April 14, 2011) – *At the October 3, 2011 meeting of the Sciota Township Planning Commission they had the following concern with the language on mining regulation. We believe this section (2-E) should require a special use permit to address: The mixing and processing of other aggregate and related materials brought to the site. (Due to additional truck traffic, excessive noise and increase of dust (possible hazardous in excess).*

Here is the excerpt from the minutes of the township board at the October 10, 2011 meeting: Matthews moved we agree with the findings of the planning commission on mining regulations and pass our recommendations to the county. Allen seconded the motion and it passed. Nancy Koerner, Clerk.

2) **New Haven Township** (October 25, 2011) - New Haven Planning Commission: *The Planning Commission received a draft of the proposed County Zoning Ordinance Text Amendment of Section 4.3.67 (Surface Mining). This appears to have been a long process, starting in 2009. The Commission spent time comparing the existing version of this ordinance and the proposed ordinance. Language has been added allowing removal closer to a property line if the adjacent property dependent upon agreement of the both parties, and in some instances, approval from the Planning Commission. Another addition was the requirement for the holder of the Special Use Permit to provide a yearly progress report and site plan that shows the mining progress. Reclamation standards were also updated to indicate slope maximums. Motion by Fred Gray, supported by Russ Wing, to recommend to the New Haven Township Board that the proposed text amendment to Section 4.3.67 Surface Mining be approved. It was approved by a unanimous roll call vote.*

Preston explained that the Planning Commission can request an area on the site plan be set aside for storage or crushing. As the trucks are licensed vehicles and permitted on public roads, the Planning Commission cannot require a designated haul route.

Thelen replied that Sciota Township felt that mining meant extraction and that the hauling of off-site materials onto the site to be stored should not be a part of that.

Preston answered that if there was a special use permit already in operation, and that permit holder was seeking permission to haul in concrete to crush and recycle, then they should be allowed to come in before this board and amend their special use permit and site plan. Preston said the reason this was being considered was because past administration had granted temporary permits to allow for concrete crushing for a limited amount of time each year. Both committees felt it would be better suited and regulated if it was connected to the special use permit.

Thelen replied the township was also concerned with what may be hauled.

Preston noted that concrete is considered an industrial business. The intent is to keep a concrete crushing business local and not ship it out of the county.

Junger noted that during a site visit this past month at Al-Par Peat in Rush Township, the committee was informed that they receive a form of peat shipped in from Canada to mix with their soils. At another site visit conducted in November, the committee was informed that lime was hauled in and used as a mix and the final product was then resold to farmers for use on fields. Junger discussed bid projects for upcoming road projects may only give a contractor a limited amount of time to bid on a project including a time table of when the project must start and be completed. Most times there is not adequate time for an existing permit holder and/or a new applicant to submit a special use permit and site plan application. This process takes upwards of 90 plus days to comply with the zoning ordinance review. If a permit holder already has it listed as a secondary use, it would give them more flexibility.

Speaker 1: Don Potts, St. Johns. Potts stated their company was pleased to see that concrete crushing would become available to them under an amendment to their special use permit. They missed out on bidding projects in the past because they weren't able to meet project deadlines. If they found out they had won a bid, they would have had to come in and apply for the special use permit. In most cases they would have missed the required deadlines. The proposed language would allow them to seek an amendment as an accessory use to their existing permit.

Preston agreed. They could seek an amendment to their existing special use permit and narrow the focus as to where it would be set up.

Potts answered this would be a great opportunity to them if this language were approved.

Chair Junger recommended to Mr. Potts that if this was approved by the Board of Commissioners that they seek an amendment to their special use permit ahead of time.

Preston said by tying it to a special use permit the Planning Commission could look over the site plan in comparison to the surrounding properties and existing uses within that area. This would enable the board to determine an area suitable for the storage, crushing, and recycling of the concrete or asphalt.

Potts discussed air quality permits and surety bond requirements outlined on page six.

Preston noted the flat rate was \$4,000 per acre. Being proposed was the ability for the Planning Commission to establish the amount needed based on the scale of the operation. Preston gave the example of Al-Par Peats' permit. The average depth of excavation is six to seven feet. Most surface mining operations go much deeper.

Chair Junger agreed. Al-Par Peat was being reclaimed as they move along for a future wildlife refuge center. In the past some areas of the county have been mined out by contractors with no reclamation. The end result being big ugly holes left behind. The board is hoping to eliminate those problems. We want assurance that the site will be reclaimed to a reasonable use.

Thelen replied the bond was also an assurance that if something were to happen to the excavator or permit holder that the County could step in with the bond money to reclaim and restore the site to a reasonable use of land again.

Speaker #2: Travis Smith, 4085 Tyrell Road, Owosso. Smith discussed stockpiling of top soil for reuse when an area was completed because the top soil was stripped as he moved along. Smith informed the board that generally there is more top soil than needed for reclamation.

Ott stated that if there was excess top soil being stored on a site for over a year then it would need to be seeded to prevent erosion.

Smith said he also had concerns with the pond requirements which state the excavated materials had to remain on site.

Preston replied the ordinance addresses zoning permit requirements for excavation projects for residential and/or agricultural ponds. Materials are to be left on site as part of the reclamation and sloping requirements. The Rewrite Committee may want to take this up at a later date for further review and study.

Speaker #3: Mark Constine, 2525 W. M-21, Owosso. Constine stated he wasn't clear on the concrete crushing. Was that going to be included with the mining operation or would it have to be considered a separate special use permit, which his company was required to do about five years ago?

Preston replied that if it was a new mining operation and plans were to crush concrete or asphalt, it would need to be reflected on the site plan. If someone already has a special use

permit, they can come in to apply for an amendment to their existing permit.

Constine questioned raising the cost of the bond. This county already had too many strings attached to the surface mining requirements. Now you are wanting to add more rules. The new bond requirements will leave it wide open. It will give the board too much power. Constine said they also operate a business up in Saginaw and are not required to have a bond on file. Constine said his last comment was that no one can afford hydro studies or monitoring wells as outlined in the ordinance.

Chair Junger thanked him for his opinion, but added he would have to disagree with him.

Constine answered that this county had the lowest economy in the State of Michigan.

Chair Junger answered that they have numerous examples of sites in this county where excavation took place and the operators left large holes behind leaving a site in a huge mess.

Preston explained that most of the wording was already in the ordinance. The only changes include the ability for waivers.

Constine responded that it states the plans have to be drawn up by a professional engineer. We should have the ability to draw the site plan up ourselves.

Preston again noted that this was a requirement under the Site Plan application, which was already outlined within the zoning ordinance language.

Constine continued discussion on the requirements for operating in cells, the bond requirements, and how applications had been handled in the past.

Chair Junger noted the bond requirement regulations are to cover the disturbed areas. Reclamation should be ongoing when working in cells.

Constine commented on sloping requirements.

Preston replied that the proposed language would give the board a little more discretion. The applicant can provide information about the site and the surrounding land. If the excavated area is to be reclaimed as a lake; we don't want a huge drop off when someone wades in. We want it to be a gradual drop off. The D.E.Q. has standards for lake developments and sloping. We are trying to be consistent with the D.E.Q. standards.

Constine commented that top soil was a commodity. This board was telling them it is illegal to sell it because of the ordinance language which requires it to remain on site for reclamation.

Preston responded to his question on bonding. It will pretty much stay at \$4,000 per acre for awhile. If the circumstances reflect there was a need to increase one's bond, the board would have that ability.

Constine answered the problem right now was trying to get a bond. Now we are required to put up collateral.

Griffin said they have been looking at creative ways for a person to be bonded.

Speaker #4: Gary Holzhausen. Holzhausen said he felt the language was too restrictive for a small scale operator. If one was digging a pond for the resale of the sand and it can't be taken off the site, then we are putting people out of business.

Speaker #5: Travis Smith. It doesn't make sense; you are saying we have to maintain the top soil on site, but yet you are letting foreign material come in. How can I haul any top soil to job sites?

Preston referred to page five of the proposed language (O). *The excavation shall not be used for the disposal of foreign material without prior approval from appropriate local, county, and State entities.* Preston noted that in another county someone had brought in a ton of shingles. That is a foreign material not associated with a surface mining operation. Preston stated that maybe a clarifying statement should be added.

Ott replied that 4 E. on page 5 states: *Top soil stockpiles shall be seeded to prevent wind and water erosion.* She agreed it may be confusing because it is also stated within another area.

Preston agreed that if it is being stored it needed to be seeded to prevent erosion.

Chair Junger replied that a lot of the requirements are negotiable on the site plan. Once the site plan is approved then it needs to be adhered to.

Travis Smith noted that in the past a time frame for completion was required. We can't predict the economy and wondered if that was negotiable?

Preston answered that the new language is that the permit holder provides a yearly report to the Planning Commission; an updated progress report of what has taken place over the past year.

Mark Constine asked if the progress reports had to be brought into a meeting because you are already conducting yearly site visits.

Preston stated they would like to see drawn on the site plan with a Sharpie what has been removed from site, how much, and if any areas have been reclaimed.

Constine agreed with Smith; we can't predict the economy to give a time frame for completion.

Board members stated the purpose of a time frame was to give them a rough estimate of how long the surface mining activities would be in operation.

Don Potts stated that their company went through the time frame, used their extensions, and came back with a request to re-apply due to the economy. We were required to do a hydro study. This body has been great to work with.

Travis Smith asked if the review process granting approvals could be sped up.

Preston stated staff has to follow standards outlined in the ordinance for special use and site plan review applications.

Thelen agreed; there are certain State standards that have to be met as well. An applicant has to remember if you come in with an incomplete application, then it can be tabled until all requirements have been provided. Chair Junger concurred.

Preston recommended that an applicant make an appointment to come in to the office at first with an aerial and a rough drawing for staff to review. This allows staff to review ordinance requirements with the applicant. After that point the applicant can proceed with obtaining the required engineered site plans. Once the site plan is submitted, the applicant needs to allow a week for staff to complete the review of the plans to verify whether or not additional information will be required.

Smith replied that in the past people would inform them that it was needed or not needed.

Preston replied that applicant's receive a staff report after review of the site plan on what has been provided and what is still missing and needs to be submitted.

Chair Junger called for additional comments.

Thelen stated the bottom line is the applicant must meet all the criteria as outlined in the ordinance.

Chair Junger agreed and added that if the applicant can demonstrate that they meet all the criteria outlined in the ordinance, then this board can't say no. The only board that has that discretion is the Zoning Board of Appeals. Once it comes before this board it generally goes pretty fast unless one hasn't provided all the necessary paper work. Hearing no additional comments or questions, Junger closed the public hearing and asked the board for additional questions or comments. Hearing none he called for a motion.

Motion: Henry W. Martin III moved to recommend to the County Board of Commissioners the proposed text amendment language to Section 4.3.67 (Surface Mining) for amendment to the 1999 Shiawassee County Zoning Ordinance, as amended. **Support:** John Griffin.

Discussion: Ott noted she had found one typo and would share it with staff after the meeting. Thelen noted the minutes would clarify the understanding on the issue of top soil.

Roll Call: Ayes to Recommend Approval: Glenn Love Jr., William Thelen, Bonnie Ott, John Griffin, Henry W. Martin III, and Fred Junger. **Nays:** None. Motion carried.

10. REPORTS OF OFFICERS AND COMMITTEES:

Land Division Committee – Thelen stated he and Preston have talked and some additional wording had been added. Preston has given the proposed language to the Equalization Department Director (Tom Routhier) and his staff for review for additional comments and recommendations. After staff receives comments back from Tom Routhier, he and Preston will present it to the townships as a model ordinance for adoption.

Gravel Mining Committee – Griffin noted that last month the committee completed their site visits of all the mining operations in the county. Last month site visits conducted on November 17th consisted of Mark Fitzgerald, which was discussed earlier regarding the depth of the hole in the bonded area and mining on the southwest side in a non-bonded area. Al-Par Peat in Rush

Township was found to be in compliance, Barber Sand and Gravel in Rush Township in compliance; and Constine's operation in Bennington Township. Griffin passed out the committee report to the board members for their files.

Chair Junger recommended that the committee continue to make yearly site visits to verify compliance with the permit holder's special land use permit.

Future Planning -- Love noted that the committee did not have to meet this past month.

Ordinance Revision (Rewrite) Committee: Martin stated the committee met briefly prior to tonight's hearing. A letter of response to Venice Township's Planning Commission drafted by staff was reviewed by the committee. Ordinance language on signs was brought up for review and study with regard to electronic signs. The committee received comment back from the County's Prosecuting Attorney's office regarding the proposed text amendment language to allow accessory building language within a platted subdivision or site condo development on a vacant parcel for storage related purposes associated with the subdivision or condominium development. Martin turned the floor over to Preston for further discussion.

Preston said if the board recalled after the public hearing and comments received from a couple of attorneys in attendance, this board recommended further review of the language be provided by the County's legal counsel. Since that time it has been reviewed by the County Prosecuting Attorney's office. There has been some changes to the language by relocating parts of it to another section to make it clearer. Preston referenced Section 5.3.2. which is Accessory Uses and 5.3.1. which is Accessory Buildings and Structures. This section would have an amendment known as 5.3.1.H. Planned Residential (Plat/Site Condominium) Accessory Structure. Preston noted that although the previous language had been sent to the townships, and we held a public hearing, the board has the option at this time to recommend approval to the Board of Commissioners and move it forward and/or the option to send it back to the fourteen townships for a final review of the changes as recommended by our legal counsel.

Motion: Henry W. Martin III moved recommendation from the Rewrite Committee for staff to send the revised text language on accessory structures to the townships for a second review.

Motion carried: 6 ayes, 0 nays.

Comments: Jerry Meyer, Home Owner's Association and Lake Manitou Association representative, said he was just given a copy of the revision language tonight as well. He said it was difficult for some people to see that this language was for the entire county under the jurisdiction of the Zoning Ordinance and was not just language being adopted for Lake Manitou because the lot the association had purchased was going to be used for storage. Since then the association plans to sell that parcel and purchase a different parcel that is available with no homes around it. The association has been trying to comply with ordinance regulations with regard to open outdoor storage and thanked everyone for working with them including all the work that this board and staff have done.

Chair Junger thanked Mr. Meyer and agreed sometimes people take it personally when in fact the proposed amendment is for all the townships under the county zoning ordinance and not just for a particular use or area.

Martin continued that the first of the year the committee will be reviewing ordinance language on commercial dog kennels, private road developments, and the Future Land Use Plan. Martin also noted that Preston was in the process of having the ordinance reformatted for easier reading.

11. **COMMUNICATIONS RECEIVED:** None.
12. **DIRECTOR'S COMMENTS:** Preston replied that staff was trying to make arrangements with Lonny Latunski (Road Commission) to meet out on the property of William Spike's with regard to the two existing driveways proposed for possible conversion into a private road development.
13. **PUBLIC COMMENTS:** Chair Junger noted that the Lansing newspaper stated their Board of Commissioners were considering dissolving the Ingham County Road Commission and replacing the jurisdiction under the direction of their Board of Commissioners. Junger asked Commissioner Elder what Shiawassee County was planning to do.

Commissioner Elder stated the commissioners felt the Road Commission was doing a great job and didn't feel it needed fixing.

Griffin informed the chair that he will be out of state in February and March. Martin stated he may be out-of-state in March also. Chair Junger stated he will be out-of-state in March as his granddaughter will be having surgery. Junger noted that the next meeting will include the reorganization of the board and approval of the bylaws. Junger asked if staff would include a copy of the bylaws when the packets are mailed out so the members can review them prior to the meeting.

14. **ADJOURNMENT:**
Motion: William Thelen moved to adjourn. **Support:** Henry W. Martin III. Motion carried; 6 ayes, 0 nays. Meeting adjourned at approximately 8:51 p.m.

Recording Secretary: Linda Gene Cordier

Fred Junger, Chairman

January 25, 2012
Approval Date of Minutes

