

VICTOR TOWNSHIP BOARD MINUTES
Special Meeting July 23, 2008 (Tentative)

Call to Order and Pledge

A special meeting of the Victor Township Board was held concurrently with the regular meeting of the Victor Township Planning Commission at the Township Hall, 6843 Alward Road, Laingsburg, MI 48848. Supervisor Warren Malkin called the township board special meeting to order at 7:01 p.m. The pledge to the flag was given.

Roll Call of Members

Members present: Warren Malkin, Michelle Wilsey, Donald McDonald, Dan Morris, Duane Ginther

Members absent: None. Other governmental representatives in attendance: Clinton County Community Development Director Richard Trent, Community Development staff member Dan Leonard and County Commissioner Terry Link. Two (2) citizens present.

Agenda

Morris moved, second by McDonald and motion carried to approve agenda as printed.

New Business

Victor Township Future Land Use (FLU) Plan and Clinton County Comprehensive Development Plan – The meeting was turned over to the Chairman of the planning commission to lead the discussion. Chairman Nickols introduced those in attendance. The Planning Commission minutes were approved as presented. Section 22, Victor Township Rezoning was discussed. Local public hearing in Victor would be scheduled. Wendy Ward would be notified so that notice from county could include township public hearing. Victor Township Planning Commission had questions regarding the consistency of the final Future Land Use Plan with markups and versions approved by the township and the township planning commission. Dan Leonard reviewed the process of revision from the existing Victor Township future land use to the present draft. Leonard presented the existing FLU adopted in 2002. He noted that the residential areas and draft map developed in April 2007 was based on blending the planning commission model that was being used and the existing map. Efforts were made to smooth transitions and develop consistency throughout the county. Particular emphasis was made at blending borders. Leonard met with all the townships. Following the meeting with Victor Township, the planning commission worked on revisions to the draft FLU map. In May 2007, Victor Township Board and Planning Commission submitted a “crayola” markup. Leonard noted similarities with the existing FLU and that drove many of the County changes to tighten up residential areas to those with several parcels under 5 acres, to expand prime ag to areas that were in ag production or not likely to be developed in the next 5 years. There was extensive discussion of growth and agricultural preservation and open space preservation. Malkin requested that PDR lands be identified on the FLU map for Victor. He would provide parcel numbers for the PDR lands. McDonald noted that there was inconsistency in land use definitions and designations. He requested that the document be reviewed and inconsistencies be corrected. McDonald also noted that I-69 was a major highway not included in the plan. Leonard noted that it ran through the Charter Township of Bath but that it should be included. Malkin asked what role the planning commission would have in roads and transportation. Road planning is currently overseen by the Road Commission in consultation with local jurisdictions. Dan noted that the language in the Comprehensive Development Plan had always been there. Trent noted that it was to encourage consultation and collaboration, the provision had never been used to assert an “approval” role. The Community Development representatives were asked who was responsible for implementation of the Community Development Plan. They responded that it was the responsibility of the County working with local units. Concerns over consistency in implementation were discussed. The Victor Township Planning Commission passed a motion to recommend approval of the Victor Township Future Land Use in the Clinton County Community Development Final Draft with the addition of PDR lands in the township. McDonald moved, second by Morris and motion carried to recommend approval of the Future Land Use map for Victor Township as presented by the Clinton County Community Development staff with the addition of PDR properties designated on the map. The violation on the clearspan structure was discussed. The County noted that a building permit was required on any structure over 200 square feet. The applicability and enforcement of this provision was questioned extensively. Rich Trent announced that the County Planning Commission scheduled an informational special meeting on the Clinton County Comprehensive Development Plan (CDP) on August 20, 2008, 7:30 p.m. at the County Courthouse (Board of Commissioners Room). A County Planning Commission public hearing on the CDP is scheduled September 11, 2008. The Board of Commissioners is expected to take up the issue at the end of September.

The Victor Township Special Meeting adjourned at 8:32 p.m.

Michelle Wilsey, Clerk