

**WORTH TOWNSHIP PLANNING COMMISSION MEETING MINUTES
SPECIAL MEETING/WORK SESSION**

APRIL 17, 2023, AT 1:30 P.M.

6903 S. LAKESHORE RD., LEXINGTON, MI 48450

CALL TO ORDER: Chairman Wilson called the meeting to order at 1:30 p.m.

ROLL CALL: Members Present: Barbara Millsap, Stan Lessard, John Cuppen, Byron Wilson, Boni Lillibridge

Also Present: Adam Young from Wade Trim Associates, Inc.

Audience: Walt Badgerow, Supervisor Worth Township

PUBLIC COMMENT: None

OPEN SESSION:

- **Master Plan-** A Discussion between the Planning Commission members and Adam Young; Wade Trim Associates; concerning the planning, preparation, and update of the 2014 Worth Township Master Plan to bring it into compliance in accordance with Michigan Planning Enabling Act, Act 33 of 2008, MCL 125.3845, Sec. 45(2). Mr. Young explained that Wade Trim Associates needed a letter from a person in authority in Worth Township to proceed with the Master Plan update. Mr. Young said that he could prepare a Proposal for a Master Plan update with the scope of work. Depending upon the outcome of this meeting will determine the cost of the project. This budgeting for this project could be divided into two phases, which could be the 2023 budget and the 2024 budget.

Discussion with Adam Young continued concerning this necessity of including the sewer and water systems on maps in the Master Plan. Mr. Young stated that the information about pump stations and the lagoons would not need to be in the Master Plan but should be available for review in the Township. For the purpose of the Plan, we can move forward without that information being shown on a map as long as we show the areas that are served by public water and sewer.

MOTION: Motion by Lessard, supported by Millsap stating that, "Upon review of the currently adopted Worth Township Master Plan, in accordance with Section 45 of the Michigan Planning Enabling Act, I move that the currently adopted Master Plan does not need to be amended at this time as it continues to reflect

the vision of Worth Township for future land use and development. The next Master Plan review would need to occur not more than 5 years from now; however, the Planning Commission reserves the right to undertake an amendment to the Master Plan prior to that time, if deemed necessary.”

ROLL CALL: Millsap-Yes, Cuppen-Yes, Lessard-Yes, Lillibridge-Yes, Wilson-Yes
Nayes-None. **Motion Carried.**

Chairman Wilson made a motion for a five-minute recess at 2:45 p.m. Supported by Millsap. The meeting resumed at 2:50.

WORK SESSION:

Discussion with Planning Commission and Adam Young concerning the Future Land Use Plan to include PUD (Planned Unit Development) for a Senior Retirement Village in the area of M-25 and Galbraith Line Road. Also discussed was a walking/golf cart path on the east side of M-25 from Worth Township to Lexington. Chairman Wilson discussed a business district on the west side of M-25 from St. Clair Road to Sheridan Line Road with a 300 feet frontage. Chairman Wilson said that with the business district on the west side of M-25 and the residential district on the east side, a pedestrian overpass would be a good idea. Mr. Young said would have to be through MDOT and possibly a grant to fund it. Another suggestion to allow pedestrians to cross M-25 would be a crossing light.

A concern that was discussed was that if the area along M-25 was zoned as commercial, there could be more used car lots. Mr. Young stated the zoning ordinance allows for new and used car lots but as a Special Land Use. This allows for discretion in approving or allowing Special land uses and it would also be a public hearing. Also, the ordinance could be amended to have stricter controls as to the distance between car lots, distance from a residence, minimum lot size, and setback requirements.

Mr. Lessard requested to be excused from the meeting at 3:10 p.m. to attend other business.

Chairman Wilson asked Ms. Millsap to send a message to the Township Board requesting for additional funds for the Planning Commission.

Mr. Young said that the scope of work that was submitted to the Township was updating the existing Land Use Map. The existing Land Use map is a picture of how the land is being used today; no more, no less. The existing map was made in 2014 and is 9 years old now. Mr. Young said could include up-to-date aerial photography to revise the Existing Land Use Map if that is what the Planning Commission wanted. The cost in the Scope of Work is \$1,000. The Planning Commission said they liked the idea if it is within our budget. Mr. Young said for now, the time will be spent on the census data, the narratives in the maps for public water and sewer, and the future land use map.

MOTION: Motion by Mr. Cuppen, supported by Ms. Millsap for Wade Trim to proceed with the update for the Master Plan up to \$3,000.

Roll Call- Lillibridge- Yes, Cuppen- Yes, Millsap- Yes, Wilson-Yes, Lessard-Absent
Nayes- None

Motion Carried.

Motion by Wilson, supported by Cuppen to adjourn. Meeting adjourned at 3:20 p.m.

Worth Township Planning Commission

Boni Lillibridge, Secretary