



1 **PLANNING COMMISSION REGULAR MEETING MINUTES, AUGUST 22, 2023**

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3 **CALL TO ORDER/ROLL CALL**

4 The Meeting was called to order at 6:00 p.m. and roll was called. The following Commissioners were
5 present: Chair Corfman, Secretary Loeks, Commissioners Roberts, Eavey, and Matson. Absent were Vice
6 Chair Davis and Commissioner Buckham. Also present was Superintendent Wilson and 1 interested
7 person.
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10 **PUBLIC COMMENTS**

11 There were no public comments.
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14 **ADOPTION OF MEETING AGENDA**

15 The agenda was reviewed. Motion by Loeks, seconded by Eavey, motion carried, to adopt the agenda
16 as presented.
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19 **APPROVAL OF MEETING MINUTES**

20 Motion by Roberts, seconded by Eavey, motion carried, to approve the minutes of the August 8, 2023,
21 Workshop Meeting Minutes.
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24 **NEW BUSINESS**

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26 **A. 2023-2028 Capital Improvement Plan**

27 Request: Hold a public hearing on the proposed 2023-2028 capital improvement plan to receive input
28 on submitted projects.
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30 Superintendent Wilson gave a summary of what was presented for the Capital Improvement Plan
31 including what defines a Capital Improvement project, the process, the policy group, how projects are
32 funded, Township Board goals, the relationship between Capital Improvement and the Master Plan, and
33 the categories. Superintendent Wilson explained there are two segments, a summary provides a broad
34 overview of the projects while an addendum outlines the projects in more detail. Superintendent Wilson
35 mentioned that staff added the projects and summary of the cost through 2028. The Planning Commission
36 asked if the Ring Road project Vineyard Parkway to Shooting Star Lane was just for the construction of
37 the road taking out the sewer and water. Superintendent Wilson confirmed it was just for the construction
38 of the road. The road projects have been consolidated for ease of review. Superintendent Wilson
39 explained the detail sheets and the grading. Planning Commissioners suggested breaking up the Ring
40 Road project into segments. Commissioners also suggested adding the trailway on 10th street to service
41 our heavily populated developments. 2023 projects were added to make the CIP into a six-year plan.
42

43 **Public Hearing**

44 Motion by Loeks, seconded by Eavey, motion carried to open the Public Hearing on the 2023-2028
45 Capital Improvement Plan.
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47 A resident looking for clarification asked whether the 2023 projects were already funded.
48 Superintendent Wilson stated they have been identified but not funded. Commissioner Roberts added that
49 the 6th street park bathrooms for example, is currently being designed but will carry over into 2024. The
50 resident also questioned the Ring Road project. Commissioner Roberts explained that there is already an
51 easement for 8th street to Vineyard roundabout. For the 8th street to shooting star section, the Township

52 has already paid for the sewer and water, but the roadway still will need to be paid for. The resident asked
53 for clarification on a breakdown of budget items what percentage of funds we already have, what
54 percentage will need grants and what percentage will be milages. Superintendent Wilson explained that
55 it depends on which project you are looking at and each project falls into a different bucket, sometimes
56 multiple buckets whether it be general fund, capital, sewer, bonding, etc. Wilson stated this is in draft form
57 and will go to the Township Board twice before it is passed. Commissioner Roberts explained the process
58 of bonding. The resident expressed appreciation for the organization of the Capital Improvement Plan.

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60 Motion by Corfman, seconded by Eavey, motion carried to close the Public Hearing on the 2023-2028
61 Capital Improvement Plan.

62
63 Planning Commissioners asked for consideration of segmenting the ring road to allow it be future
64 development driven.

65
66 Motion by Loeks, seconded by Eavey, motion carried to approve the CIP as presented to the Planning
67 Commission and to forward on to the Township Board.

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69 **OLD BUSINESS**

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71 **COMMISSIONER COMMENTS**

72 Commissioner Roberts shared updates from the building coordinator for what is coming up for
73 September, Cravings special exception use for an outdoor patio serving alcohol and the Consumers Credit
74 Union parking structure. The ZBA will be meeting in September, and it will be for the Treasure Island fence
75 setback that came before previously. Roberts also wanted to discuss the Pine Island Church and the
76 screening that is required. There was discussion about the issue coming back to the Planning Commission
77 to be clarified. Commissioner Eavey Inquired about the status of the Township Hall. Superintendent
78 Wilson stated that he believes the HVAC will be delivered at the end of October. Chair Corfman thanked
79 Commissioner Loeks and the workgroup for their work with the CIP.

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82 **PUBLIC COMMENT**

83 One resident stated he really enjoyed the Splash Pad.

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85
86 **ADJOURNMENT**

87 Motion by Matson, seconded by Loeks, motion carried to adjourn the meeting. The meeting was
88 adjourned at 6:44pm.

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90 Submitted: August 25, 2023 Approved:

91
92 Recording Secretary Quemada