

**TOWNSHIP BOARD
PLANNING COMMISSION**

JOINT MEETING

APRIL 2, 1997

A special meeting of the Township Board and Planning Commission was held at the Township Hall. The meeting was called to order by Supervisor Fleckenstein at 7:10 p.m.

TOWNSHIP BOARD PRESENT: R. Fleckenstein D. Bushouse N. Anderson
 E. Branch F. Johnson
 L. Brown M. Block

ZONING BOARD PRESENT T. Corakis W. Dennie - Chr
 L. Meeuwse M. Loy
 K. Heisig

Also present were Richard Reed and Patricia Mason, Township Attorneys, and Robert Snell, Township Engineer. Rebecca Harvey, Township Planning and Zoning Official was also in attendance.

LAND DIVISION ACT

Attorney Reed reviewed the background that led to the passage of Public Act 591, of 1996, Land Division Act. The Act amended and renamed the Subdivision Control Act and made numerous changes in how land can be split. It was meant to be an easier way to split land without platting, however, in Attorney Reed's opinion, it will mean more work for the local units of government.

Attorney Mason explained that it will now be necessary for each land split to be reviewed and approved by the local unit of government. They will be given 30 days to complete the approval process.

Basically, this Act prohibits the creation of unbuildable parcels. During the process the following areas will be reviewed:

- Compliance with local zoning ordinance, i.e., frontage, area, and width to depth requirements
- Compliance with the Land Division Act, i.e., correct number of splits.
- Public utilities available, or County Health Department approval for water and on-site sewage disposal
- Accessibility

It was explained that the Township Subdivision Control Ordinance would require some amendments, and a copy of the proposed ordinance was provided. The ordinance, along with a resolution establishing the amount of the required fee for the review of the split, will be to the Township Board on Tuesday, April 8.

Rebecca Harvey explained the new formula that will be used to create the land splits. It will replace the old formula, of "4 splits of a 10 acre parcel in 10 years". The process will start with a *parent parcel*, which exists as of January 1997. With the use of examples on an overhead projector, she explained the various combinations available for splitting. Once the maximum splits have been made, there will be no further splits allowed.

She also reviewed the procedure that will be used by the township staff to review the split requests.

GEOGRAPHIC INFORMATION SYSTEM (GIS)

Dan Frizzo and Karl Klemm, from Wilkins and Wheaton, brought equipment to demonstrate the GIS program that they have developed for townships.

Their program would provide, by use of the computer, maps with a variety of information available on them. Some items that can be shown include; zoning, parcel numbers, sewer, water, streetlights, and fire hydrants. The program would be flexible and could show what ever combination of information was needed

The information would be made available by an interface with the townships assessing records and the information currently available at Wilkins and Wheaton on our section maps.

A proposal will be presented to the Township Board for their consideration, in the near future.

TELECITY - TOWNSHIP'S HOME PAGE

Clerk Branch provided the Boards with a demonstration of the Township's Internet Home Page that is made possible by the Telecity project

It was explained that Oshtemo will use their "page" as a service to the community. Information can be made available via computer that would otherwise require a telephone call or visit to the township office

There was a lot of interest shown in both the GIS and the Home Page.

There was no further business The meeting adjourned at 9:10 p.m


ELAINE J. BRANCH, CMC
TOWNSHIP CLERK


Attested RON FLECKENSTEIN
SUPERVISOR