

Charter Township of Canton Board Proceedings – February 7, 2017

A regular study session meeting of the Board of Trustees of the Charter Township of Canton held jointly with the Planning Commission was held on Tuesday, February 7, 2017 at 1150 Canton Center S., Canton, Michigan. Supervisor Williams called the meeting to order at 7:00 p.m. and led the Pledge of Allegiance to the Flag. **Roll Call – Board of Trustees** Members Present: Anthony, Foster, Graham-Hudak, Siegrist, Slavens, Sneiderman, Williams Members Absent: None Staff Present: Director Faas, Kristin Kolb, Jeff Goulet, Bill Serchak, Angela Wolosiewicz, Leigh Thurston, Erika Hidalgo, Charles Larocque Guests: Carol Rosati **Roll Call - Planning Commission:** Members Present: Dodson, Graham-Hudak, Greene, Perkins, Zuber Members Absent: Okon, Engel **Adoption of Agenda** Motion by Anthony, supported by Sneiderman to approve the agenda as presented. Motion carried unanimously. **STUDY SESSION: TOPIC 1: Land Use Update and Refresher – Presenter: Kristin Kolb** Kolb distributed an outline covering the following topics: Planning Commission Zoning Board of Appeals Zoning Ordinance Master Plan Discretionary Decisions Non-Discretionary Decisions Significant Court Rulings Against Municipalities Ms. Kolb introduced Carol Rosati, founding and managing shareholder of the firm Johnson, Rosati, Schultz & Joppich, P.C. in Farmington Hills. Ms. Rosati gave a presentation providing education and background for the new board of trustees, as well as a refresher for the planning commission members, regarding Land Use matters and the process. Ms. Rosati distributed an outline covering the following topics: Master Plan – sets the goals for development of the community required by law to be reviewed/updated at least every 5 years (Due to be done this year by the Planning Commission) Jeff Goulet gave the board an overview of the responsibilities of the Planning Commission and the review process of the Master Plan. Ms. Rosati explained this sets forth the township's long term goals for what they would like the community to look like once it is fully developed. Risk Management Adopt and Update Your Master Plan Review and Update Your Zoning Ordinance Making Good Legislative Decisions Making Good Discretionary Decisions A. Provide Ordinance Standards B. The Zoning Board of Appeals C. Special Land Uses or Planned Developments D. Imposition of Conditions E. Specific references to Township's Zoning Ordinance i. Special Land Use ii. Planned Development F. Summary of Key Points G. Conditional Rezoning Some decisions are not discretionary which must be approved if they meet the requirements and standards in the Zoning Ordinance Meeting Procedure Conflict of Interest Helpful Tips to Avoid Litigation Be Aware of Zoning Exemptions, Exceptions and Special Rules First Amendment Rights Religious Land Use and Institutionalized Persons Act (RLUIPA) Substantial Burden Equal Terms Discrimination Exclusion Safe Harbor Typical Claims in Land Use Litigation Regulatory Takings Claim Substantive Due Process Claims Procedural Due Process Claims Equal Protection Claims Examples of Where Things Went Wrong A complete copy of the documents presented to the board as reference are available in the Township Clerk's Office, 1150 S. Canton Center Road, Canton MI 48188 during regular business hours or by calling 734-394-5120. **ADDITIONAL PUBLIC COMMENT:** Kathy Filas, Canton resident, commented on the township's ordinance governing the contracts for waste collection. She also commented on various aspects of the current contract and length of time it has been in effect. George Miller, 1946 Briarfield, questioned if the township will be subsidizing the purchase of new recycling trucks. He asked about the land fill and the length of its contract with the township. **OTHER:** None **ADJOURN:** Motion by Siegrist, supported by Perkins to adjourn at 8:56 p.m. Motion carried unanimously. _____

Michael A. Siegrist, Clerk

Copies of the complete text of the Board Minutes are available at the Clerk's office of the Charter Township of Canton, 1150 S. Canton Center Rd, Canton, MI 48188, 734-394-5120, during regular business hours or accessed through our web site www.canton-mi.org after Board Approval.

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