

Road Committee Minutes
April 12, 2010

Meeting called to order at 4:00 PM.

Present: Halstead, Harshfield, Rogers, Stites, Miller, Zakrajsek, Meyers

Meyers presented the Committee with a draft of a private ordinance with the following regarding the draft:

1. Intent – Health, Safety and Welfare
2. Three classes of roads – A, B & C.
 - A. A road that serves 5 or more lots. This will be the strictest category with the greatest requirements placed upon it.
 - B. A road that serves 3 to 4 lots. While engineering is still required to the degree of Class A roadways, it would allow for reduced ROW requirements due to the limited number of users.
 - C. A road that serves 2 lots. This would allow for the submission of a plot plan, a more simplified approval process and only the need for a surveyor for legal descriptions of lots, the roadway and staking.
3. The definition of lot will include platted lots, metes and bounds parcel or a site condominium unit.
4. The Ordinance would require that any lot created after the adoption of this Ordinance shall either abut a public road or a private road that meets the requirements of the Ordinance.
5. Per the continued discussions of the Committee regarding substandard roads that currently exist within the Township, I found a provision in another ordinance that allowed the Township Board to determine if a roadway should be improved. Your thoughts regarding whether we should soften it a bit to allow for “partial compliance” with new Ordinance in certain instances are appreciated.
6. Maintenance agreements will be required for all three classifications of roadways. Such agreements shall be recorded and include snow removal maintenance as well.
7. Class A and B Roads shall be approved at the PC level while Class C Roads will be approved administratively.
8. Section 6 will be established upon your critique of this draft.
9. Variances – I am a firm believer in variance provisions as you cannot write rules that sit all situations. Since this is not a Zoning Ordinance, the ZBA is not automatically the variance board. I have allowed it to be flexible in that the Township Board has the right to either designate the authority to another board or handle it themselves. Your comments on

this are appreciated as well. Should we propose a specific designee? (i.e. the Board, the ZBA, the PC).

The Committee offered the following comments and concerns:

- Winter maintenance for snow birds
- Compliance with ordinance should not apply to routine maintenance
- Upgrades to substandard private roads
- How to enforce maintenance requirements
- The importance of utilizing the site plan approval process to enforce maintenance
- “Bowling Alley” lots and safety
- Future land divisions and road upgrade requirements
- Where the County fits in with private roads
- Addition of more classes for private roads

Meyers will incorporate the comments and begin work with members to determine specifications for the remainder of the Ordinance.

Next meeting scheduled for April 19, 2010 at 4:00 PM to tour Township private roads in the fire truck to see first hand issues that the existing Ordinance of lack thereof (prior to its adoption) present.

Respectfully Submitted,

Leslie Meyers, Planning/Zoning Administrator