

APPROVED MINUTES GRASS LAKE CHARTER TOWNSHIP PLANNING
COMMISSION MEETING OCTOBER 17, 2006

CALL TO ORDER: Lutchka called meeting to order at 1933.

ROLL CALL: Members present – Lesinski, Phillips, Bednarski-Lynch, Lutchka, Dorr, Pindzia.

Members absent – Elliott.

PLEDGE TO THE FLAG

AGENDA ADDITIONS:

1. Approval Planning Commission Minutes – November 15, 2005.

Motion by Lesinski to approve minutes, second Lutchka, all in favor, motion carried.

MINUTES OF JUNE 20, 2006 REGULAR MEETING: Motion by Dorr to accept minutes as printed, second Lesinski, all in favor, motion carried.

TOWNSHIP BOARD LIAISON REPORT – JOHN LESINSKI: Township has hired a new assessor. Danny Hart has been appointed to the Board of Review. The Willis Family has donated \$50,000 for the Parks and Trails Development. Discussion by the Township Board about police protection for the Township.

NEW BUSINESS:

1. Warrior Cove Condominiums: Marhoffer/Campbell Final Site Plan Review Phase 1. Lutchka states the preliminary site plan was approved under the old zoning ordinances, thus lot sizes and what needs to be done to the lots are under the old zoning ordinances. Was zoned under R-1 in the old ordinances, with lot designations of ½ acre, lot width of 100 feet, front yard set back of 35 feet, side yard set back of 15 feet, rear yard set back of 25 feet and percentage of lot to be built on of 20%. Pindzia questions that Phase 1 consists of 13 units on Warrior Trail, with 900-1000 feet of Warrior Trail draining to a low point between units 5 and 6, and questions where run off drains to, if it stands in the road right of way, or if it drains into the Phase 2 retention pond. Ron Enger, Engineer for Marhoffer/Campbell states the storm drain built for Warrior Trail, takes the run off to the schools retention pond, from the storm drain through an underground pipe. Bednarski-Lynch questions if the school approves of the run off from the storm drain, draining into their retention pond. Enger states that the school is ok with it, since the storm drain was part of the road construction, and that Warrior Trail was built for the school. Pindzia wonders if the retention pond for Phase 2, will have any run off from Phase 1 draining into it, and if it has been sized appropriately. Lutchka states that we are only approving Phase 1. Jack Campbell states that they are approaching this development in a phased approach in the event that sewers come through, and if sewers do come through, that they would then reapproach the Planning Commission to ask for smaller lot sizes in Phase 2 to accommodate the sewers. Bednarski-Lynch states that she was not at the

preliminary site plan review last November, and that items such as 1. buffering along roadway, and green spaces are not addressed in this plan, 2. increased congestion in this area of Norvell Road is also a concern, with a potential of additional streets for this development emptying onto Norvell Road, and 3. That the Master Land Use Plan is not being followed with this development in trying to maintain a rural character of this Township. Phillips also questions the number of roads that could empty onto Norvell Road in the future with Phase 2, and Lutchka states that only Phase 1 is being finalized tonight, and that the Preliminary Site Plan Review has already been approved for Phase 2. Motion by Lesinski to approve the final site plan for Warrior Cove Condominiums Phase 1, second Dorr, all in favor, motion carried.

2. Fix the Zoning Map. Nolte notified that part of map wrong. Region II did not do the Zoning Map correctly. The area to the south and east of the Village of Grass Lake, which includes Burtch Road on the West, Norvell Road on the East, up to Michigan Ave (excluding the Commercial designation), should be designated R2 not R1. Map to be submitted with minutes. Nolte states that when an amendment is made to the zoning map, that a public hearing needs to take place. Nolte submits another map for review. An area North of Goose Lake is designated as public land, thought to be all the Carver Camp, but actually there is a small portion in the southeast corner of that area that is owned by Phil Willis, and thus should have the public overlay removed. Nolte notes that areas in the Zoning Ordinances need to be corrected as well. Section 7.04, the table that shows R-2 District Development Requirements, side yards should read 10 ft. minimum / total 25 ft. Pg. 13-4 E. the "and" between Planning Commission needs to be removed. Pg. 14-19, section e. all of "(2)" should be removed since we no longer have private roads, and the paragraph in section e. should have removed "or private" and "meeting one (1) of". Pg. 15-5 under Natural Features, where it starts out "social characteristics", should read instead "soil characteristics". Pg. 1-2, the table for the R-1 district is missing, and the table for R-2 needs to have the dwelling unit minimum sizes added. Lutchka asks for a motion to have a public hearing to make the changes to the Zoning Ordinances that were adopted January 10, 2006 and the Zoning Map. Motion by Lesinski for a Public Hearing to make the changes to the Zoning Ordinances and Zoning Map, second Phillips, all in favor, motion carried. Lutchka states the Public Hearing to make the changes to the Zoning Ordinances and Zoning Map will occur on November 21, 2006 at 7 p.m., with the regular meeting to follow.

OLD BUSINESS:

1. Master Plan Reviewing. Lutchka states that nothing has been done to the Master Plan. None of the changes have been made. Lutchka states that all of the minutes need to be gone through, with all changes to be typed italicized, before the November 21, 2006 meeting.

PUBLIC PARTICIPATION:

T. Nolte, J. Stormont, R. Enger, J. Campbell, J. Marhoffer.

Lutchka asks for any other comments or business that needs to be taken care of. Bednarski-Lynch states concern with the Warrior Cove Development, in that it lacks creativity, it has a cookie cutter look, and that it does nothing to maintain the rural character that is talked so much about in our Master Land Use Plan. Bednarski-Lynch also states a concern with multiple drives into and out of this development onto Norvell Road, with the roads only being 400 feet apart. Pindzia asks if the road commission is aware that JaMar Drive is 400 feet from Warrior Trail? Nolte states that the Jackson County Road Commission is aware, and that it is their jurisdiction. Bednarski-Lynch states that as a Planning Commission, that we always tell developers that they need to go to the Jackson County Road Commission for approval of the roads that they build, and that may be the only legal thing that we can do, but the Planning Commission needs to be more expectant of the developers that develop here, to make their development plans the best they can be in regards to traffic safety for all who live here. Phillips asks if anything can be done about the roads being only 400 feet apart at this time? Lutchka notes that we could ask the developers to change their plan to help with road safety on Norvell Road. Pindzia states that in retrospect, there needed to be a cul de sac in the Warrior Cove Development, if Phase 3 was included, thus minimizing the number of roads out of the development. Lutchka states that traffic on Michigan Ave. has been greatly improved with the addition of the left turn lane at Fransisco Road, and that we need to be more proactive with the Jackson County Road Commission, by requesting left turn lanes added when developments are planned in Grass Lake Township. Pindzia states that development agreements can be used for off site road improvements as part of the contract to construct a new project. Nottle states that it would be better to get the Jackson County Road Commission on board with development agreements for road improvements. Bednarski-Lynch states that is better to look at traffic patterns now, rather than waiting until years down the road, when major improvements need to be made. Pindzia will bring information to M. Clark to include in the packets for the November meeting.

Lutchka asks that Bednarski-Lynch give the information about the public hearing to M. Clark, for the November 21, 2006 meeting, with the agenda items.

ADJOURNMENT: Motion by Lesinski at 2030 to adjourn, second Pindzia, all in favor, motion carried.

Respectfully submitted,

Tina M. Bednarski-Lynch, Secretary