

1. Call to Order - THE MEETING WAS CALLED TO ORDER BY CHAIRMAN LARRY FOX AT 7:00 PM

2. Pledge of Allegiance

3. Roll Call

PRESENT: Joe Colaianne, Larry Fox, Jeff Newsom, Sue Grissim, Michael Mitchell, Keith Voight

ABSENT: Thomas Murphy

4. Approval of Meeting Agenda

- a. Approve Agenda for April 30, 2015

RESULT:	APPROVED [UNANIMOUS]
MOVER:	Michael Mitchell, Commissioner
SECONDER:	Joe Colaianne, Trustee
AYES:	Colaianne, Fox, Newsom, Grissim, Mitchell, Voight

5. Approval of Meeting Minutes

- a. Planning Commission - Regular Meeting - Apr 16, 2015 7:00 PM

RESULT:	ACCEPTED [UNANIMOUS]
MOVER:	Sue Grissim, Commissioner
SECONDER:	Keith Voight, Secretary
AYES:	Colaianne, Fox, Newsom, Grissim, Mitchell, Voight

6. Call to Public

Director Campbell relayed that he had a recent discussion with the Fire Marshal, Mike Bernardin, regarding an issue that the Fire Marshal wished to bring forward to the Planning Commission; however, the discussion occurred after the packet had been sent. Director Campbell recommended that the Fire Marshall attend the meeting and briefly address the issue of residential sprinklers under “Call to the Public” with the stipulation that additional information be provided to the Planning Commission at a later date if requested. Fire Marshal Bernardin proceeded to give a detailed overview to the Planning Commission on the importance of residential sprinklers along with the requirements as they pertained to Michigan. He then requested that the Planning Commission consider the information presented with the goal of supporting a requirement for residential sprinklers. The Planning Commission was asked to notify the Director regarding their individual views on this issue.

No one else came forward.

7. Public Hearing

No public hearing scheduled

8. Old and New Business

- a. 2015 Update to the Comprehensive Plan

The Director provided an overview of the Draft 2015 Comprehensive Plan Update and the process that has occurred to date. He described the necessity of reviewing a Comprehensive Plan approximately every five years indicating that the last Update was in 2011. Similar to that Update, this process focuses on the Future Land Use Plan and Map with the express purpose of ensuring sufficient developable land for residential land uses. He stated that a housing market specialist was hired to assess the local market, and described the process undertaken by the Planning Commission to prepare revisions. He referred to the Public Workshop that occurred on April 16th, and the input received from the public at that time. He described the “next steps” as well as the

legal basis for the process outlined, emphasizing the importance of transparency. He referred the members to the revised timeline included in the packet. He said the request before the Planning Commission at this point is the formal authorization to transmit the Draft Update to the Board of Trustees for review.

The Director asked for confirmation on the changes proposed to the Future Land Use Map. Chair Fox asked that the changes specifically discussed at the last meeting be highlighted for the Planning Commission. The Director briefly described the designations at issue:

- The west side of Bullard Road (north of M-59) is proposed to change from Multiple Family to Office. The rationale, which is to consolidate this area into a single designation, was discussed. At the Public Workshop, the property owners asked for reconsideration of this change. Newsom stated that he believed the likelihood of offices being developed in this area was relatively low, and Colaianne and Newsom questioned the need to make the change suggested. Voight agreed. Mitchell asked for clarification on the owners request; the Director said that they wished a change from Multiple Family to Low Suburban. It was confirmed that the owners did not want the designation to remain Multiple Family. Chair Fox indicated that the best option to protect the natural features would be an Office designation. A discussion on the location of nearby Land Conservancy properties occurred. It was agreed that the property would be designated Office.
- The Director asked for a similar discussion on the three properties just west of the park, stating that these were previously Multiple Family and are proposed to be changed to Office; the owners would like them to remain as currently designated. Colaianne stated that he liked the idea of a consolidating the Office designation; Chair Fox said that there were no other significant areas of Office and this provides an important development opportunity. Mitchell emphasized the difference between zoning and the future land use designation. Agreement was reached on leaving the designation as Office.

The Director briefly summarized the status of the proposed Draft Update, indicating that motion language was suggested. He said that Grissim had a correction on the proposed text (spelling of her name); Mitchell also pointed out a spelling error. The Director reiterated that in terms of process, the motion this evening was not for final approval, but only to convey the Draft Update to the Board of Trustees. The Board would then be asked to give approval to distribute the Draft Update for public comment in accordance with the provisions of the Michigan Planning Enabling Act. There will be more opportunity for changes.

Motion by Colaianne, seconded by Voight, to forward the Draft Update to the Board of Trustees subject to minor edits; motion carried 6-0.

RESULT:	APPROVED [UNANIMOUS]
MOVER:	Joe Colaianne, Trustee
SECONDER:	Keith Voight, Secretary
AYES:	Colaianne, Fox, Newsom, Grissim, Mitchell, Voight

9. Call to Public

No one came forward.

10. Planner's Report

The Director reported on the following:

- The plan submitted by Team Speedway is under review and a public hearing will be scheduled when the plan is ready for Planning Commission consideration. A similar proposal for a fuel station and Dunkin Donuts/Baskin Robbins (corner of Clark and M-59) is expected next week.

- The review of the Concept Plan for Walnut Ridge was before the Board at its April 21st meeting and many positive comments (similar to those of the Planning Commission) were conveyed. Conversations on connectivity are ongoing.
- A preliminary plan application for Chestnut Development (25 units) was received, and will require a public hearing.
- The next step on Woods Edge (21 units) is a final site condominium application; the applicant is currently working on the master deed and submittal is expected shortly.
- Input is being requested, through an online survey, on the types of new development that the public would like to see in the Township.
- The Township-wide “Friendly by Nature” branding project is underway and logo merchandise is now available.
- Hard copies of the updated Township Zoning Ordinance are available.
- New tablets are being considered.

11. Committee Reports

12. Adjournment

Submitted by,



Keith Voight
Planning Commission Secretary