

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, Thomas Murphy, Larry Fox, Michael Mitchell, Keith Voight

ABSENT: Jeff Newsom (Excused), Sue Grissim (Excused)

Also present Planning Director Dave Campbell

4. Approval of Meeting Agenda - March 26, 2015

a. Motion to approve the March 26, 2015 Planning Commission Meeting Agenda

Motion to approve the Planning Commission Meeting Agenda made by Colaianne, seconded by Murphy.
Motion carried 5-0

RESULT:	APPROVED [UNANIMOUS]
MOVER:	Joe Colaianne, Trustee
SECONDER:	Thomas Murphy, Commissioner
AYES:	Colaianne, Murphy, Fox, Mitchell, Voight

5. Approval of Meeting Minutes

a. Planning Commission - Regular Meeting - Jan 29, 2015 7:00 PM

Motion to approve the Planning Commission Meeting Minutes of January 29, 2015 made by Mitchell, seconded by Colaianne; motion carried 5-0.

RESULT:	ACCEPTED [UNANIMOUS]
MOVER:	Michael Mitchell, Commissioner
SECONDER:	Joe Colaianne, Trustee
AYES:	Colaianne, Murphy, Fox, Mitchell, Voight

b. Planning Commission - Regular Meeting - Feb 26, 2015 7:00 PM

Motion to approve the Planning Commission Meeting Minutes of February 26, 2015 made by Voight, seconded by Murphy; motion carried 5-0.

RESULT:	ACCEPTED [UNANIMOUS]
MOVER:	Keith Voight, Secretary
SECONDER:	Thomas Murphy, Commissioner
AYES:	Colaianne, Murphy, Fox, Mitchell, Voight

6. Call to Public

No one came forward.

7. Public Hearing

No public hearing scheduled.

8. Old and New Business

a. 2015 Comprehensive Plan Update - Updated Future Land Use Map

The Director provided an overview of the March 19th future land use map and the draft updated version. He stated that the draft before the Commission incorporated the changes previously discussed and agreed upon, as well as “housekeeping” changes. Colors have been changed somewhat to provide better distinction. This draft, along with the changes agreed upon this evening will hopefully provide the basis for a Public Workshop on April 16th. The Director reviewed the changes:

- The future density on the 240 acres on the north side of Dunham Road and east of Clark Road was changed from Low Suburban to Medium Urban. Murphy questioned the ultimate number of units that could be allowed per acre if the change were to be approved. The Director stated that typically a 25% reduction is applied to an acreage to account for roads and other infrastructure improvements. This is in addition to environmental constraints. Chair Fox stated that significant portions of that property may not be developable due to wetlands and access issues. Discussion occurred among the Commissioners on those existing developments had a comparable density. It was suggested that Cobblestone and Heritage Meadows represented the nearest density. Chair Fox noted that it is important to place density where services are available. Colaianne suggested adding the parcels to the east to the new proposed Medium Suburban designation, but also maintain a transition of Low Suburban density to the east of these additional parcels. This change was agreed upon.
- The Village area was then discussed. The Director indicated that Village Commercial is being proposed on the future land use map on both sides of Avon Road. He reminded the Planning Commission that the reason for this change is to facilitate correction of the zoning map error along Avon. He emphasized that the commercial designation does not preclude residential uses, it simply provides expanded use options.
- The Director relayed that the proposed change on the parcel in the northwest quadrant on the south side of Clyde Road from Rural Residential to Public/Quasi-Public is to reflect a possible future school location.
- The earlier discussion on the 160 acres southwest of Old US 23 and Bergin Road was reviewed. The Director stated that the Planning Commission previously reached consensus on a change from PIRD to Medium Urban density. Chair Fox said that he thought this area could go to a higher density because of the services available - perhaps to a designation that would permit condominium development. This led to a discussion on the potential for multiple family development in this area and the appropriate locations for apartments. It was ultimately agreed that the Medium Urban density was the best alternative at this point in time since the 8 units per acre provided by the Multiple Family designation was determined to be too high. A density between these two designations may be most appropriate if design and configuration are otherwise acceptable.
- Several “housekeeping” changes, such as reflecting the current use of the Walmart site and future use of the Livingston Land Conservancy properties, were reviewed. The eastern portion of the 28 acre site with the split designation (near Maxfield Lake east of Walmart) was recommended to all be designated as Medium Urban.
- The future KFC site and adjacent properties are recommended to be changed from Multiple Family to Commercial.
- Colaianne suggested that the pending Woods Edge property be shown as Low Suburban since the designation should reflect the 20 sewer taps on the property.
- The Director raised that potential for changing the designation of the 3 (residential) built lots behind the Trillium Office Center on M-59 from Office to Low Suburban since office development is unlikely. Colaianne also raised a question on the property to the west of the park site. Chair Fox suggested these along with the adjacent properties be designated Office. Mitchell expressed concern about the Office designation considering the three parcels contained residences; he also stated that perhaps the adjacent parcels should stay Multiple Family to provide sufficient opportunities for apartments, particularly to accommodate young people. Following significant discussion on the merits of an Office versus a Multiple Family designation, it was ultimately agreed that the entire area should be reflect an Office designation. The Director emphasized that this map is still considered to be in a “draft” stage and additional changes can be made.
- Mitchell raised a question on the Office designation of the Nader Plaza. Colaianne said that this property is zoned neighborhood commercial though the future land use designation shows Office. Chair Fox indicated that despite the current use, it could ultimately be rezoned for office uses. It was agreed to leave the designation as currently portrayed.
- The former Detroit Presbytery property (Chestnut Development) was the final change discussed; it was

- agreed that it should be changed from Public/Quasi-Public to Low Suburban.
- b. Set Date for 2015 Comprehensive Plan Update Public Workshop - April 16, 2015

A motion was made by Mitchell and seconded by Voight, to set April 16, 2015 as the date for the Public Workshop on the 2015 Comprehensive Plan Update. The motion carried 5-0.

RESULT:	APPROVED [UNANIMOUS]
MOVER:	Michael Mitchell, Commissioner
SECONDER:	Keith Voight, Secretary
AYES:	Colaianne, Murphy, Fox, Mitchell, Voight

9. Call to Public

No one came forward.

10. Planner's Report

The Director reported on the following:

- Concept Plan for 64 single family residences on the 42 acres north of the Venture Church; this application will be an amendment to a Planned Development. The builder is anticipated to be Capital Construction.
- The plan submitted by Team Speedway was reviewed by the Site Plan Committee and is anticipated for a May Planning Commission meeting.
- The Woods Edge plan will be before the Board of Trustees on April 7th.
- The new Zoning Inspector, Bill Lenaghan, was formally hired; his first day was today.
- The updated Zoning Ordinance will be distributed shortly, all the sign amendments have been incorporated.
- The update to the Safer Roads plan was discussed; the 2/10 mile segment on Pleasant Valley from Lone Tree to the end of the paved portion south of 59 was specifically raised as a concern.

11. Committee Reports

None.

12. Adjournment

- a. Motion to adjourn at 8:30pm.

Chair Fox requested a motion to adjourn the meeting. Motion to adjourn was made and seconded, motion carried 5-0.

RESULT:	APPROVED [UNANIMOUS]
SECONDER:	Michael Mitchell, Commissioner
AYES:	Colaianne, Murphy, Fox, Mitchell, Voight

Submitted by,



Keith Voight
Planning Commission Secretary