

1. **CALL TO ORDER** – The meeting was called to order by Chairman Fountain.

2. **PLEDGE OF ALLEGIANCE**

3. **ROLL CALL** – Members present: Chairman Fountain, Vice Chairman Douglass, Secretary Kalenauskas, Commissioner Petrucci, Commissioner Phillips and Commissioner Germane. Commissioner Colaianne arrived at 7:35 p.m. Also present: Alexis Marcarello and Carolyn Poissant of McKenna Associates and Planner Scott Barb.

4. **APPROVAL OF SEPTEMBER 9, 2004 PLANNING COMMISSION SPECIAL MEETING AGENDA** – Move to approve the September 9, 2004 Planning Commission agenda as amended. Motion Phillips. Second Douglass. Voice Vote. Motion Carried. 6-0-1.

Add as item #5a – August 26, 2004 minutes.

5. **APPROVAL OF AUGUST 31, 2004 PLANNING COMMISSION SPECIAL MEETING SIGN WORKSHOP MINUTES** – Move to approve the August 31, 2004 Planning Commission minutes as presented. Motion Germane. Second Kalenauskas. Voice Vote. Motion Carried. 6-0-1.

5a. **APPROVAL OF AUGUST 26, 2004 PLANNING COMMISSION MEETING MINUTES** – Move to approve the August 26, 2004 Planning Commission minutes as amended. Motion Germane. Second Phillips. Voice Vote. Motion Carried. 6-0-1.

Page 3 – In Commissioner Douglass' remarks change "resident" to "residents".

6. **CALL TO THE PUBLIC**

Paul Knuth – Ivanhoe Homes – Mr. Knuth was present to request a public hearing be set on October 14, 2004 for their development. Planner Barb stated that the application had been received late today at the Hall and he could not verify that it was complete and the proper fees had been paid.

Move to set a Public Hearing for Ivanhoe Huntley development Round Lake Woods for October 14, 2004. The site plan application number will be determined by Planning Staff. The application will be reviewed to determine completeness. Motion Kalenauskas. Second Petrucci. Voice Vote. Motion Carried. 5-1-1. Nay Fountain.

PUBLIC HEARING

7. **APPLICANT: MILLPOND / WILLIAM JOHNS SUBDIVISION PLAT APPLICATION #10 SECTION 6** – Kevin Cook of CHMP Inc. Grand Blanc was present. He was representing Hartland Investments. The site is for 23 lots in Sec. 5 and 6 on Parshallville Road. There will be a two acre minimum for the lots. They intend to make the roads public.

Al Huschman – Located across the street from the proposed site. Mr. Huschman stated his concerns on drainage at the site. There are currently no ditches along Parshallville Road at this site. There is a steep grade that already brings water across the road from the site to his parcel. He

felt that the number of lots had been increased from the original plan. Mr. Cook responded that the plans were for catch basins in the road to divert the water to low areas that would carry it to the pond. All runoff would be captured on the site and directed to the pond. The system would be approved by the Drain Commissioners office. To his knowledge, 23 has been the number of lots all along.

Jack Kelly – Clyde Road – Mr. Kelly owns the 30 acres adjoining to the north. Will a ditch be installed? Mr. Cook – Underground pipe will be used. Mr. Kelly stated that due to the steep grade of the site, the density seemed too high. He also questioned if an impact study had been done. Ms. Poissant noted that McKenna had a 2002 study done by CHMP Inc.

Chairman Fountain advised that the Planning Commission would not be acting on the night of the public hearing.

Mr. Kelly noted that the Planning Commission meeting times and the agenda items are not being listed on Channel 3. The public would be able to see what is going to be discussed and decide if they want to attend in person or watch it on television.

Commissioner Phillips – The owner must give permission for the Commissioners to walk on the site for review. Mr. Cook will request such permission.

Commissioner Germane – Will there be direct discharge to the creek? Mr. Cook – It will go to the wetland then to the creek. There will be pipes for a 10 year event with a basin for storage for a 100 year event.

Commissioner Colaianne – Will the lots be sold or built by the developer? Mr. Cook was not sure.

Ms. Poissant – The Planning Commission has until October 10, 2004 to act on this. The Board then has 30 days after that.

Commissioner Petrucci – The road length substantially exceeds the ordinance maximum of 750 ft. and there is an outstanding issue with the dry hydrant as noted in the Fire Authority letter dated September 7, 2004. Mr. Cook – Previously a variance was received from the Road Commission and they will seek that again. Outlot A will be available for a future connection to the north.

Commissioner Douglass – A rolling subdivision is preferable to one graded flat.

Move to close the public hearing. Motion Germane. Second Colaianne. Voice Vote. Motion Carried. 7-0-0.

The public hearing closed at 8:07 p.m.

Chairman Fountain – This will be on the next agenda. The applicant was advised to address the issues from McKenna, the Fire Authority and the Planning Commission to have it ready for action before the deadline. If the applicant cannot be ready for the September 23, 2004 meeting, he can file for an extension. Mr. Cook was advised to have revisions in as soon as possible so as to give the Township at least a week to do the appropriate reviews.

OLD AND NEW BUSINESS

8. APPLICANT: WAYNE HOMES / SIGN STUDIO SIGN APPLICATION #490
SECTION 22 MONUMENT SIGN – Sandra Ortega of the Sign Studio was present.

Wayne Homes is seeking to replace their current sign with what was determined to be a freestanding ground sign. The height is ok but the pillars on the sides make the sign 90 sq. ft. when 64 sq. ft. is allowed by the ordinance. There is no street address on the sign plan. Ms. Ortega will confer with her client about changes.

Move to table Sign Application #490 for Wayne Homes and Sign Studio to September 23, 2004. Motion Colaianne. Second Germane. Voice Vote. Motion Carried. 7-0-0.

9. APPLICANT: JOHN RYAN METES AND BOUNDS APPLICATION #705 SECTION 36 ZONING CA (CONSERVATION AGRICULTURE)

10. APPLICANT : JAMES COX METES AND BOUNDS APPLICATION #706 SECTION 36 ZONING CA (CONSERVATION AGRICULTURE) – John Ryan and Marlene Cox were present. They are neighbors who are seeking splits. The site is very near the boundary line with Oakland County on Cherry Blossom near Lone Tree off Tipsico Lake Road.

Trustee Phillips – This is a non conforming lot of record due to the 169 ft of frontage when 200 is required in CA.

Ms. Marcarello noted that this split cannot pass any non-conformity on to any lot created. Since the parties are willing to work together on this, they could swap some property and reconfigure the split to meet the 200 ft. frontage requirement.

Move to table Metes and Bounds Application # 705 for John Ryan per the applicant's request. Tax Id. # 08-36-200-009. Motion Germane. Second Phillips. Voice Vote. Motion Carried. 7-0-0.

Move to postpone Metes and Bounds Application #706 for James Cox per the applicant's request. Tax Id. # 08-36-200-010. Motion Phillips. Second Germane. Voice Vote. Motion Carried. 7-0-0.

11. APPLICANT: KAREN AND STEPHEN THOMAS METES AND BOUNDS APPLICATION #709 SECTION 10 ZONING CA (CONSERVATION AGRICULTURE) –

Mr. Thomas was present. Commissioner Germane – The two maps included show different dimensions. The Alpine Land survey is the one to use.

Mr. Thomas is proposing a shared drive with 3 lots. The fronts would be on the shared drive.

Commissioner Colaianne – Granting the land divisions does not guarantee land use permits will be issued or that there are buildable sites.

Move to recommend approval of Metes and Bounds Application #709 for Stephen Thomas per the State Land Division Act. Tax Id. # 08-10-200-004. Motion Phillips. Second Petrucci. Voice Vote. Motion Carried. 7-0-0.

12. CALL TO THE PUBLIC

David Henry – Mr. Henry feels that there is an over reliance by the Township on the Drain Commissioners office. He researched what they actually do and it is mostly a check on the legality of a plan, not to insure the best possible plan is put forth. The Township should do more reviews to be sure drainage is being addressed in the best way possible.

Ms. Poissant – Natural drainage is the best if possible. Water quality and detention can be included in the plan by designing systems to address this.
Commissioner Germane will pursue speakers / consultants for the drainage workshop.

13. COMMITTEE REPORTS

Colaianne – A memo was submitted to the Board soliciting any questions, concerns or ideas on the private road ordinance revision.

Move to have the Private Road Committee meet September 16, 2004 at 7:30 p.m. Motion Germane. Second Phillips. Voice Vote. Motion Carried. 7-0-0.

Fountain – MSI has been in for an informal for a carwash, oil change and convenience store on their site. The number of curb cuts is to be determined.

Status of Michigan plan? *Colaianne* – Seeking to add to the site in order to achieve the frontage needed.

Barb – Lakeview M59 LLC has yet to submit a performance bond.


14. ADJOURNMENT - Move to adjourn. Motion Colaianne. Second Germane. Voice Vote. Motion Carried. 7-0-0.

The meeting adjourned at 9:35 p.m.

These minutes are a preliminary draft until final approval.

Submitted by,


Ann Ulrich
Clerk


D. Kalenauskas
Planning Commission Secretary

Next meetings - September 23, 2004 @ 7:30 p.m.
 October 14, 2004 @ 7:30 p.m.
 October 28 @ 7:30 p.m.