

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, Sue Grissim, Michael Mitchell, Keith Voight

ABSENT: Thomas Murphy (Excused), Jeff Newsom (Excused)

4. **Approval of Meeting Agenda for May 28, 2015**

a. Move to approve May 28, 2015 Planning Commission agenda

Motion to approve the Planning Commission Meeting Agenda made by Colaianne and seconded by Mitchell; motion carried 5-0

<b>RESULT:</b>	<b>APPROVED [UNANIMOUS]</b>
<b>MOVER:</b>	Joe Colaianne, Trustee
<b>SECONDER:</b>	Michael Mitchell, Commissioner
<b>AYES:</b>	Colaianne, Fox, Grissim, Mitchell, Voight

5. **Approval of Meeting Minutes**

a. Planning Commission - Regular Meeting - Apr 30, 2015 7:00 PM

Motion to approve the Planning Commission Meeting Minutes of April 30, 2015 made by Grissim, seconded by Voight; motion carried 5-0.

<b>RESULT:</b>	<b>ACCEPTED [UNANIMOUS]</b>
<b>MOVER:</b>	Sue Grissim, Commissioner
<b>SECONDER:</b>	Keith Voight, Secretary
<b>AYES:</b>	Colaianne, Fox, Grissim, Mitchell, Voight

6. **Call to Public**

No one came forward.

7. **Public Hearing**

No public hearing scheduled.

8. **Old and New Business**

a. Site Plan # 528 - Woods Edge Final Site Condominium

a. **Site Plan #528 - Woods Edge Final Site Condominiums**

The Director provided an overview of the Woods Edge Final Site Condominium indicating that the application is for approval of 21 single family site condominiums on just under 21 acres off of Maxfield Road at the south end of Maxfield Lake. Final site condominiums are reviewed by the Planning Commission; final approval authority rests with the Township Board. It has been reviewed by the Planning Commission twice before, and the physical layout is relatively unchanged. The issues addressed at this stage are those associated largely with the condominium documents including the master deed and by-laws, thereby ensuring compliance with previously stated conditions of approval including the landscaping installation, shared driveway maintenance, and the conservation easement. The Planning Department is recommending approval contingent on the outstanding items being addressed.

Chair Fox then requested a presentation by the applicant. The applicant's attorney commented on the condominium documents. She indicated no issues with the Township attorney's recommended changes. The applicants introduced themselves and Chair Fox asked the Planning Commission if there were outstanding questions. Colaianne made a motion recommending approval with conditions, the motion was seconded by Mitchell. The Director asked that the specific items outlined by the Planning Department be referenced as well. The motion carried 5-0.

<b>RESULT:</b>	<b>APPROVED [UNANIMOUS]</b>
<b>MOVER:</b>	Joe Colaianne, Trustee
<b>SECONDER:</b>	Michael Mitchell, Commissioner
<b>AYES:</b>	Colaianne, Fox, Grissim, Mitchell, Voight

b. Site Plan # 532 - Waldenwoods Resort

At the request of the Chair, the Director provided an overview of the Waldenwoods Resort site plan. Prior to beginning, Grissim asked that she be recused, explaining that she had been asked by the applicant to do a study of the pad area. Despite the fact that the plan before the Commission differs, it is still the same topic. She stated that she wanted no appearance of impropriety, and therefore will not participate in the review.

The Director stated that the application proposes a concrete pad for tents, a gravel parking area, two new drives, a paved, expanded commercial drive, improvements to the storm water system, along with waivers to lighting and landscaping requirements. He then provided a history of the site plan stating that the application is the outcome of site work (filling of a pond on the south end of Cromaine Lodge) prior to review. He further stated that approval for such work is required by the Township, County and State. The application before the Planning Commission now is an effort to obtain the necessary approvals. It should also be noted that the Site Plan Committee determined that the current regulations are applicable to any proposed changes to the Waldenwoods PD. The Director further said that the Planning Department is not recommending approval of certain elements of the proposal, specifically the gravel parking lot or the concrete pad for the reasons noted in the staff report. The reasons mainly relate to increasing intensity without bringing the remainder of the site into compliance.

The president of Waldenwoods Resort then provided a detailed overview of the proposal, indicating that it was not the intent to increase the intensity of existing uses, but to provide a more quality experience. He also gave additional background on the previous pond fill, stating that it was a storm water management pond that had failed, and the resolution of the storm water issues resulted in substantial changes to the pond size and depth. Upon discussions with all entities involved, the changes prompted the creation of the engineered site plan before the Commission now. He stated that it was only a minor change being proposed, and expressed concerns about a "culture clash" between the PD and the current regulations. He went on to describe the current conditions in order to demonstrate the site plan will improve quality not quantity and provide a rationale for the exceptions requested. He emphasized his desire to keep the facility in a resort-like, largely natural state.

Chair Fox asked for comments. Voight asked about the concrete slab and whether this was contrary to the goal of keeping a natural, resort-like environment. The applicant said that this will simply result in a nicer event area. He also asked whether the venues were considered public or private. Colaianne asked at what point compliance should be required, citing that other applicants must meet the regulations, and it appears that the changes will allow for intensification of the use. Regarding the request for a gravel parking area since paved parking would be unused most of the time, Colaianne stated that many parking lots go unused a high percentage of time. He indicated that he is struggling with the request, especially the parking lot. The applicant reiterated that the request is about quality not quantity. Mitchell asked for more explanation of the new drives, the circulation system, and the location of the filled retention pond. Voight commented that the additional parking will be beneficial; the applicant said that the concrete pad is the higher priority. Mitchell asked if there was a future development plan, and how did the pad factor into that. He also asked for an estimate of the number of cars that could be parked in the proposed lot (app. 36).

The Director said that a master plan for the PD is needed; and the time for overall compliance is when vertical development is proposed. Waldenwoods Resort needs to be viewed as a true planned development, but this application does not yet trigger the PD revision process. Chair Fox said he could support retroactive approval

of the pond fill and the waivers of landscaping, but is not convinced that this won't result in increased intensity. He emphasized that his concern is with public safety, since the role of the Planning Commission is to protect health, safety and welfare of the public. Parking lot lighting is a safety issue. He will not support the gravel parking lot or lack of lighting; roads need to be the appropriate width. He then asked the Commissioners if there were other comments.

Colaianne asked for clarification on Chair Fox's position; Fox stated that he did not support the slab. Colaianne said that he could support the slab but is still struggling with the parking. Colaianne made a motion to recommend approval of: 1) storm drainage plan, 2) retroactive filling of the pond, 3) concrete slab for tents, and 4) waiver of landscaping, all subject to the conditions referenced. Mitchell asked if the motion included widening of the drive - the answer was no. The motion was seconded by Voight, and a voice vote was tied 2-2. The applicant asked the procedure when only 4 Commissioners were present. Colaianne stated that it was a majority of the quorum present. The applicant then requested that the item be tabled. The Director asked for clarification on the voice vote, stating that since there was no majority, the motion fails. Colaianne further explained procedures regarding tabling vs. postponement of an item. A motion was made by Colaianne to table the item, it was seconded by Mitchell, and the motion carried 4-0

<b>RESULT:</b>	<b>TABLED [UNANIMOUS]</b>
<b>MOVER:</b>	Joe Colaianne, Trustee
<b>SECONDER:</b>	Michael Mitchell, Commissioner
<b>AYES:</b>	Colaianne, Fox, Grissim, Mitchell, Voight

c. Set Public Hearing Date for Draft 2015 Comprehensive Plan Amendment (July 16, 2015)

The Director provided brief background stating that the date requested is July 16, which allows for the 42 day comment period. Colaianne said that he will be out of town that day. Motion made by Colaianne to set the public hearing date for July 16<sup>th</sup>; seconded by Voight. The motion carried.

<b>RESULT:</b>	<b>APPROVED [UNANIMOUS]</b>
<b>MOVER:</b>	Joe Colaianne, Trustee
<b>SECONDER:</b>	Keith Voight, Secretary
<b>AYES:</b>	Colaianne, Fox, Grissim, Mitchell, Voight

**9. Call to Public**

No one came forward.

**10. Planner's Report**

The Director reported on the following:

- Funding for purchase of Planning Commission tablets will be considered by the Board at their next meeting. The new tablets are Microsoft, and will include keyboards as requested.
- The preliminary plan for Walnut Ridge behind Venture Church has been submitted. A public hearing will be set shortly.
- Speedway submitted revised plans and that project will require a public hearing as well.
- The gas station proposed for Clark Road and M-59 has been submitted; a public hearing is needed for the gas station and drive-through restaurant components (Dunkin Donuts/Baskin Robbins).
- A public hearing has been scheduled for June 11<sup>th</sup> for Chestnut Development (Fiddlers Grove) condominium proposal.

- Staff is in the process of scheduling concept meetings for some fairly significant residential and commercial projects, and it looks like the recent economic development activity will be continuing.
- Newest restaurant neighbor is Beal Street BBQ.

**11. Committee Reports**

None

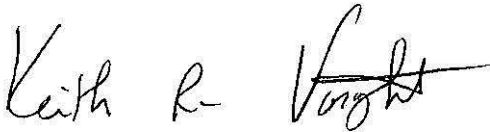
**12. Adjournment**

- a. Motion to adjourn

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

<b>RESULT:</b>	<b>APPROVED [UNANIMOUS]</b>
<b>MOVER:</b>	Joe Colaianne, Trustee
<b>SECONDER:</b>	Keith Voight, Secretary
<b>AYES:</b>	Colaianne, Fox, Grissim, Mitchell, Voight

Submitted by,



Keith Voight  
Planning Commission Secretary