

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, Jeff Newsom, Sue Grissim, Michael Mitchell, Keith Voight
ABSENT:

4. Approval of Meeting Agenda

Motion to approve the Meeting Agenda made by Newsom and seconded by Mitchell; motion carried 7-0.

a. Motion

RESULT:	APPROVED [UNANIMOUS]
MOVER:	Jeff Newsom, Vice Chairman
SECONDER:	Michael Mitchell, Commissioner
AYES:	Colaianne, Murphy, Fox, Newsom, Grissim, Mitchell, Voight

5. Approval of Meeting Minutes

Motion to approve the Meeting Minutes of August 27, 2015 made by Newsom and seconded by Murphy; motion carried 7-0.

a. Planning Commission - Regular Meeting - Aug 27, 2015 7:00 PM

RESULT:	ACCEPTED [UNANIMOUS]
MOVER:	Jeff Newsom, Vice Chairman
SECONDER:	Thomas Murphy, Commissioner
AYES:	Colaianne, Murphy, Fox, Newsom, Grissim, Mitchell, Voight

6. Call to Public

Mr. McKim on Matthew Lane came forward and expressed concern about the environmental impacts of the proposed Mugg & Bopps gas station, requesting that the Planning Commission review the new 2015 EPA Leak Detection requirements recently issued. He asked that consideration be given to requiring vapor and ground water monitoring, and that residents be given access to the resulting monthly monitoring reports.

Mr. Pawlak on Matthew Lane came forward to comment on the proposed Mugg & Bopps gas station. He referenced the new Speedway, the possibility of a gas station at Meijer, and the BP station, concluding that the Township has a number of stations currently. He said that the recent meeting with Mr. Lekander was positive, and that the residents of Heritage Meadows have a list of conditions that they would like discussed before action is taken. He voiced his main concerns as being traffic and health issues related to benzene. He asked the Planning Commission to review the list, and Chair Fox recommended that it instead be given to the applicant instead since the Planning Commission has not received a resubmittal. The Director offered to convey the list to Mr. Lekander.

7. Public Hearing

No public hearing scheduled

8. Old and New Business

a. SP#524-F Fiddler Grove (Chestnut Development) Planned Development Final Site Plan

Chair Fox asked the Director to review the proposal. The Director said the applicant proposed 25 detached condominium units on a vacant 9 acre parcel south of M-59 and east of Cullen Road. The Planning Commission has seen this project several times over the past year, and this is the final step in a three step process requiring review by both the Planning Commission and the Township Board. This process requires a minimum of six meetings and this is step 5. Final approval authority rests with the Board. The Director also stated that this project has been through a detailed review in terms of design, and the focus is now on the contractual elements. The task before the Planning Commission this evening is to review the final contract elements, and make determinations on the remaining site plan issues, such as approval of the final design of the units (renderings).

Chair Fox proceeded to the Planning Director’s review. The first issue discussed was that of sidewalk placement. The applicant, as required, provided a sidewalk on the east side of the road, and it is shown abutting the road. The question is whether or not there should be a five foot separation between the two. Concern was expressed that parked cars would encroach on the sidewalk. The applicant asked if no parking signage would be permitted to prevent this scenario. Grissim commented that five foot sidewalks are required per the Ordinance. Murphy asked if parking on only one side would really be sufficient. Chair Fox said that a grass strip often looks better. Murphy asked about the snow maintenance plan, and stated that he believes the greenbelt is preferable. Voight suggested that a five foot sidewalk be considered as an alternative. Colaianne commented on the driveway length related to overall parking availability. Mitchell said that the driveways ideally should allow for four vehicles. Murphy brought up Fox Ridge as an example of sidewalks on both sides with grass strips. Grissim said she thought the grass strip should be required for safety reasons and to accommodate the trees. Mitchell asked about the types of trees that could be planted in such an area since the roots could be somewhat constricted; Grissim said pear trees are a viable option. Mitchell said he could go either way on this issue - he said he thought it looked fine. Chair Fox asked for a straw vote on the sidewalk, and it was concluded that a five foot sidewalk and five foot strip of grass would be required. The applicant said that salt would negatively impact the grass and trees; more discussion on the topic ensued and the conclusion remained unchanged.

The design details were the next topics to be discussed, with the Director specifying that an exhibit in the development agreement illustrating “baseline” units was necessary. The screening along the south property line was then discussed. The Director stated that the previous intent was for the buffer was to appear more natural than originally proposed, and the applicant was requested to show undulating grading and varied tree heights in this vicinity. The applicant’s representative said that the tree heights were varied and agreed that a discrepancy in the plans exist - it will be corrected. In terms of grading, this is still in process. These corrections were agreed to as a condition of approval. The final item discussed was the status of the Township Attorney’s review. The Director explained that the PD documents needed to be revised in accordance with the redlines provided. The Director also said that an easement for the water main extension to the Autumn Woods property was needed and is being pursued.

Chair Fox referenced the motion language as recommended by staff. A motion to move site plan application 524 to the Board with the conditions noted was made by Voight and seconded by Newsom. The Director reiterated the additional conditions which included compliance with the sidewalk, landscaping, and building elevation discussions; the applicant expressed agreement. The motion carried 7-0.

RESULT:	APPROVED [UNANIMOUS]
MOVER:	Keith Voight, Secretary
SECONDER:	Jeff Newsom, Vice Chairman
AYES:	Colaianne, Murphy, Fox, Newsom, Grissim, Mitchell, Voight

9. Call to Public

No one came forward

10. Planner's Report

The Director reported on the following:

The Mayberry Homes Planned Development Concept plan was submitted and may be on the Sept. 24th agenda.

The revised Preliminary Planned Development for Walnut Ridge will be on the Sept. 24th meeting.

The Township Board will be seeing the Turnin 2 Softball Complex at its September 15 meeting.

The Township Board approved the Speedway station at its Sept. 1st meeting.

11. Committee Reports

None

12. Adjournment

Meeting adjourned at 7:50pm.

Submitted by,

A handwritten signature in black ink that reads "Keith R. Voight". The signature is written in a cursive style with a long horizontal stroke at the end.

Keith Voight
Planning Commission Secretary