

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**

a. Motion

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

5. **Approval of Meeting Minutes**

a. Planning Commission - Regular Meeting - Sep 10, 2015 7:00 PM

Motion to approve the Meeting Minutes of September 10, 2015 made by Newsom and seconded by Voight; motion carried 7-0.

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

6. **Call to Public**

No one came forward.

7. **Public Hearing**

No public hearing scheduled

8. **Old and New Business**

a. SP#530-P REVISED Preliminary PD Plan Walnut Ridge Estates (Amendment to the Venture Church Planned Development)

a. **SP#530-P - Revised Preliminary PD Plan - Walnut Ridge Estates (Amendment to the Venture Church Planned Development)**

Chair Fox asked the Director to introduce the proposal. The Director said the proposal has been before the Planning Commission before. Since it is a PD amendment, it is subject to a six step review process; this application is for consideration of a revised preliminary PD plan. The Director said that this application was first submitted in June and the applicant received good feedback at that time. A subsequent meeting was held in July with the applicant and adjacent landowners, and it was at this meeting that several issues of concern were resolved. One of the most notable of these concerns was future access/connection to the property to the west (and potentially Hacker Road). The applicant made changes to the proposal based on that meeting. The Planning Commission indicated its conceptual support, and the changes have been memorialized in the application now under consideration.

In terms of an overview, the applicant is proposing to build 64 site condominiums on the 42 acres behind the Venture Church located on M-59, east of Hacker Road. The homes would be similar to those found in Hartland Estates directly to the east of the subject site. It is the opinion of staff, subject to a number of determinations by the Planning Commission, that the plan is ready to move forward. One of the biggest questions relates to the proposed phasing schedule, and what obligations will be constructed in what phase. These commitments should be addressed now so the obligations can be included in the development agreement. Buffering and screening is also a key concern and is discussed in detail in the staff report. Staff is recommending conditional approval.

Chair Fox opened discussion of the staff review. Unified control was the first item raised. The Director said this would be one of the most important items to address this evening, but would be done in conjunction with the individual points outlined. As the first issue, the Director recommended that the treatment of fences, sheds and other accessory uses be addressed in the master deed and PD agreement at this point in time. The applicant agreed. The Director is recommending that the architectural style/size of proposed homes be described (a baseline) in the master deed and bylaws; the applicant agreed. The emergency access should be grassed, and this was agreed to. Chair Fox raised the issue of side yard setbacks, particularly those adjacent to the future road connection (Lots 12&39). The applicant's representative responded and said that due to the placement of easements, the setbacks will be complied with. Discussion of the treatment of the convertible areas (those that may or may not be used for road row depending on how the adjacent property builds out) ensued. There is concern that if not specified otherwise, the option of converting this area goes away in 6 years (per the State Act). Chair Fox said this needs to be resolved by final plan.

The location of a future traffic signal was discussed, and this will more likely be at Hacker Road; confirmation, however, is needed. The applicant will not be obligated to pay for any future road improvements relative to a future connection. All LCRC requirements will be met. The applicant will be obligated to build a sidewalk adjacent to the private entrance road; the applicant's representative said that this would occur in Phase 1. The Director then asked at what stage the frontage path gets built. Chair Fox confirmed the path needs to be 10 ft. asphalt, built by the Venture Church, and should be constructed between Phase 1 & 2. A possible sidewalk connection between Hartland Estates and Walnut Ridge was discussed and Chair Fox said that at the public hearing, residents of Hartland Estates preferred no sidewalk connection. He suggested an easement as an alternative; the Commission concurred.

Chair Fox referred then to the separate landscape review. The Director asked when both the water and sewer connections would be provided; the applicant's representative said this will occur in Phase 1. More discussion occurred on the timing of the convertible area and Chair Fox said that in terms of fairness, the applicant should not be obligated beyond the six year limit.

The Director asked about construction of sidewalks relative to construction of individual units, stating that sidewalks should be done as individual units are done. He asked the applicant if there was a threshold that could be identified; he suggested the possibility of a performance guarantee to address sidewalk gaps. Colaianne said that since this is a "planned area", the owners have a right to those amenities that were originally agreed to. The purpose of taking security is to undertake improvements if the developer does not meet the obligations. Newsom agreed and suggested that the first phase be entirely complete, even if there are hold-outs, before the applicant moves to the second phase. The applicant raised concerns, and the Director suggested a time table as an alternative. The timing of the fitness trail, along with the construction of the water main loop to Giovanni Court, was then discussed. Both must be referenced in the phasing schedule. The applicant's representative said that since this is an infrastructure improvement, it will likely occur in Phase 3. Chair Fox asked if there were any final questions or comments on this part of the review.

Attention was then turned to the landscape review. The Director said that key issues include the street trees as more were included on the preliminary, as opposed to the current submittal. A more naturalized plan was requested, as well as more screening along the east property line. Deviations from general perimeter screening are being requested by the applicant since natural vegetation already dominates these areas. Mitchell said he thinks it would be foolish to replace the existing vegetation on the north and east with new plant material; Grissim agreed. Newsom said that some guarantees should be put into place, and the Director said that the conservation easement on the east could be expanded to include these other areas.

The vegetation on the east side was then addressed, and the Director voiced concern about new trees proposed for inside some of the building envelopes. The applicant's representative explained that this was done to help limit disturbance to the existing vegetative buffer. He said the lots were quite deep, and the trees would be installed as the houses were built. Chair Fox cited examples of where this did not work and was unable to be successfully tracked. Newsom suggested this be a phasing issue as well. It was agreed this would be a condition of Phase 3.

Newsom asked, relative to screening, whether there was any discussion with the adjacent lot owners. It was agreed that the conservation easement would be the rear setback. Grissim asked about the street trees, and the Director outlined the regulations. The applicant is requesting to install 2 trees per lot. Grissim commented on the naturalized spacing, stating that some of the distances between were too great, and should average around 40' on center. The applicant's representative said the gaps would be filled in. No other landscape issues were raised. Chair Fox asked for any final questions.

Motion was made by Mitchell to recommend approval of the plan, subject to the conditions listed by staff and those discussed; seconded by Voight. Motion carried 7-0.

b. SP#535-C Newberry Place (2015) PD Concept Plan

b. SP#535-C - Newberry Place (2015) PD Concept Plan

Chair Fox asked the Director to describe the proposal. The Director said the applicant is proposing a new planned development, but though it is new, it is similar to what was proposed on the same property 10 years ago. The name, Newberry Place, is proposed to remain the same as well. The project encompasses a 30 acre parcel on the north, and a 78 acre parcel on the south, just west of Fenton/Pleasant Valley Roads. A planned development requires review at the conceptual, preliminary and final stages. No formal action is taken at the conceptual stage. The applicant is Mayberry Homes, and is acquiring the property from Hartland Township.

Mayberry Homes is the applicant and hopes to develop a combination of apartments, detached condominiums, and commercial on the north. The same is proposed for the south side, only with larger single family lots. A total of 367 residential units are proposed in combination. The commercial elements are relatively undefined at this point.

The Director said that this is the opportunity for the Planning Commission to provide direction on how to proceed. This project is considered a "special planning area" by the Comprehensive Plan, and this project appears to contain many of the elements envisioned by this designation.

Chair Fox welcomed the applicant and asked that he describe the proposal. The applicant began by describing the company and its history, stating that Mayberry has done 40+ projects throughout the region. He said that he thought this (Hartland) was a great location. He reviewed the Township's market study, and also contracted for a separate study, to determine what would be best for that site. It was concluded that the previous plan was very similar to what they initially envisioned.

The applicant is presently proposing a motor-court project of 4 units each, along with apartments on the north. They are configured in a saw-tooth fashion which is a concept taking off nationally. The apartment buildings proposed give the appearance of a "large house" as opposed to the more traditional building - each has its own garage and separate entry. This is intended for those that could be permanently renting. The applicant's market study stated the need for 3 different house types for 3 different markets. Also, 3 different lot sizes are proposed for the individual home sites.

The applicant's representative stated that this proposal is less dense than the original Newberry Place plan. They will take advantage of the sewer on both sides of the road; a private water system will be constructed. The applicant concluded by stating that Mayberry has won 2 national awards, they like building quality communities, and they have a passion for their work.

Chair Fox thanked them and opened the discussion to the Planning Commission. Colaianne began by asking about the configuration of the apartment buildings, as well as anticipated materials. The materials will be dependent on the price point, and a mix of materials is typical. Mayberry Homes believes in 4-sided

architecture, and tends to not like garages that stick out in front of the homes. The applicant said that he doesn't typically use just brick structures - he uses stone, stone wainscoting, and other materials that offer more interesting facades than those that are just brick.

The Director asked for examples of representative developments; the applicant referenced 2 College Fields projects and Okemos Preserve all in the same area just north of Jolly Road in Okemos, near the Okemos High School. Colaianne asked about drainage, and the applicant described their approach, emphasizing the need for creativity. Mitchell asked about their market for single family homes; the applicant said the lots are graduated to offer different price points. Chair Fox asked if they work off the concept of a model home; the applicant stated that they have a variety of designs for different size lots and models are often used. Murphy asked about the Mayberry project in Howell - Town Commons. He said they purchased the project after it was under construction and it is not entirely typical of his communities.

Grissim asked the reason for parking associated with the north side, but not the south side; the applicant said that this was in part to provide overflow parking for the apartments. Newsom stated that his impression of the north parcel is that it is probably too dense. He also asked about interest in the commercial properties since he wants to see more integration. Chair Fox asked about a comparison of densities between the old and new plans - the applicant said the previous plan was denser and some of the density is driven by the REUs. The applicant's representative said the residential count was reduced by more than 100 units. Chair Fox said that the quads are an improvement over the row-houses originally proposed on the north parcel, and that he doesn't wish to see too much commercial in that vicinity. Voight reiterated the concern regarding integration of the commercial component. The applicant said they definitely want the commercial to tie in. The Director summarized the discussion by stating that a high degree of integration between the residential and commercial was necessary. The applicant said that this was their intention as well.

Newsom asked about phasing and how long the build-out was anticipated to be; the applicant said the north side and the apartments would be the first phase, and that the care facility was anxious to get started. At the same time, water would be brought to the south side to facilitate the single family houses. They like to take down 30 units per year. Fox said he is familiar with their projects and they are different in a good way. The applicant said they like to emulate the Celebration (Florida) concept. The Director asked about the potential for Township water. The applicant said that cost is a factor and a community system is being proposed, but they are not leaning toward a water tower, rather above ground storage tank. It will be designed to look like a house. General discussion took place regarding the proposed water system. The applicant said it was 3 times more expensive to bring a water pipe to the project than to do a community system. Mitchell expressed concern on the location of the driveway off Fenton Road, indicating that sensitivity to the existing residents would be needed. The Director asked about the status of the traffic study and that a crash study would be needed; the applicant responded that preparation of the document was still underway. Voight said that there was a need for a fire station in this area. The Director also said that a conversation with the school transportation representatives would be needed early. Colaianne discussed the paving of Fenton/Pleasant Valley Rd. Chair Fox asked for final comments and told the applicant that he was looking forward to seeing him again soon.

9. Call to Public

No public remained.

10. Planner's Report

The Director reported on the following:

The revised Mugg & Bopps plans have been submitted.

A new KFC business office building is now being proposed for the KFC site.

The Oct. 8th Planning Commission meeting is the same date as the Michigan Planning Association conference, which the Director hopes to attend. It is scheduled for Oct. 7- Oct. 9th in Detroit. If any Commissioner is interested in attending, please advise.

A hard copy of the Comprehensive Plan has been distributed and that project is now completed.

The Speedway construction plans are in for review; they hope to do some offsite work yet this fall. The Turnin 2 construction plans are also in.

11. Committee Reports

None

12. Adjournment

Chair Fox requested a motion to adjourn the meeting. A motion to adjourn was made and seconded; the motion carried unanimously.

Submitted by,

A handwritten signature in black ink that reads "Keith R. Voight". The signature is written in a cursive style with a horizontal line through the middle of the name.

Keith Voight
Planning Commission Secretary