

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 (7:40 PM), Thomas Murphy, Larry Fox, Jeff Newsom, Sue Grissim

ABSENT: Michael Mitchell (Excused), Keith Voight (Excused)

4. **Approval of Meeting Agenda**

5. **Approval of Meeting Minutes**

a. Planning Commission - Regular Meeting - Jan 14, 2016 7:00 PM

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

6. **Call to Public**

No one came forward.

7. **Public Hearing**

(None)

8. **Old and New Business**

a. Site Plan #530-F - Walnut Ridge Estates, Final Site Plan for an Amendment to a Planned Development

Site Plan Application #530F - Walnut Ridge Estates-Final Site Plan Amendment to the River Church Planned Development

Chair Fox asked staff for an overview of the proposal. The Director conveyed that the project is an amendment to the River Church Planned Development requesting approval to construct 65 single family site condominiums on the north portion of the property. The new development, Walnut Ridge Estates, will be accessed by a single road on the east side of the property access and will be constructed in 3 phases. This is the final step of a three step process, each step of which requires approval by both the Planning Commission and Board of Trustees.

Chair Fox invited the applicant to respond and no additional comments were offered at this point. He then proceeded to the staff review indicating that there were seven items to be discussed per the staff report. The first item relates to the location of future accessory buildings; this issue has been appropriately resolved. Chair Fox asked for clarity on the phasing schedule relating to sidewalks and pathways. The Director described the need for a pathway along M-59, stating that due to the topography and site conditions, a raised boardwalk would be needed on the western portion of the site. Vetur Church, the entity responsible for the installation of this pathway, is requested relief from this requirement. Newsom said that he understands the concerns of the Church and not wanting to built a sidewalk that doesn't connect to anything to the west at this point. He indicated that perhaps a decision on the boardwalk portion of the pathway be delayed until the property to the west is constructed, with the appropriate language added to the plan documents. Chair Fox said that others have been required to put in pathways lot line to lot line. The Director said that specific language addressing when the boardwalk must be installed will help in terms of enforcement of that stipulation in the future. Murphy suggested that the plan language state that the boardwalk portion be required when adjacent property is

developed as he is concerned with an older boardwalk section being connected to a newer section possibly 15 years into the future. Chair Fox asked the Director to modify the plan language to require construction of the concrete portion of the sidewalk when indicated (Phase 3), but allowing the boardwalk portion to be constructed when the boardwalk associated with the property to the west is developed. The Director suggested a ten year maximum; following further discussion though, it was agreed that the Church could delay the boardwalk portion until such time as the property to the west developed or a pathway to the west is otherwise constructed.

Chair Fox identified the next item to be a determination as to whether or not graphic exhibits showing the elevations of proposed homes should be included in the documents, or whether the written descriptions provided were sufficient. The applicant confirmed that the written descriptions offered a higher level of flexibility for builders since they would not be locked into duplicating a "picture". The Planning Commission agreed that the written descriptions were sufficient. Discussion then moved to whether or not grass should be provided over the temporary emergency access. The applicant expressed concern about grass over the gravel and the impact of plowing. Murphy questioned how the access would hold up under these circumstances. The Commissioners agreed that providing topsoil and grass over the emergency access was unnecessary.

The next item discussed was whether the applicant should stipulate homeowner contributions to a road maintenance fund in the condo documents. The applicant's representative said that the structure for such contributions is already in the provisions and specifically requiring this in addition could complicate matters. She said that this concern was already covered. Grissim asked for clarification and the applicant's representative said that the condo board is given explicit authority to require funds for such maintenance purposes. Chair Fox said, however, that often the reserves for private road maintenance are inadequate and then the homeowners seek relief from the Township. Upon further discussion, it was determined that the language currently in the documents, leaving this issue to the condo association board, was determined sufficient.

Chair Fox asked that the color of the park furniture be added to the plan, and went on to the last item. The 7th item related to ensuring that the numbers of plants identified in the landscape plan matched the schedule. Chair Fox then asked the Director for an explanation of the temporary cul-de-sac issue noted as a condition of approval. The Director said that gravel turn-arounds are shown as an interim measure during phasing and this condition of approval simply requires that these be built when necessary. Chair Fox also noted that this applicant is nearing the finish line on this project and has been before the Planning Commission a number of times before. Murphy identified a correction relative to the phasing schedule and this was noted by the Director.

Grissim made a motion to forward the application to the Board of Trustees with the conditions listed in the staff report, along with the additional condition allowing Venture Church to delay construction of the boardwalk portion of the pathway until such time that the property to the west, or the path to the west, is otherwise installed. The motion was seconded by Newsom; the motion carried unanimously. Comm. Colaianne apologized for being late.

RESULT:	RECOMMENDED TO APPROVE WITH CO [UNANIMOUS]
MOVER:	Sue Grissim, Commissioner
SECONDER:	Jeff Newsom, Vice Chairman
AYES:	Colaianne, Murphy, Fox, Newsom, Grissim
EXCUSED:	Mitchell, Voight

9. Call to Public

No one came forward.

10. Planner's Report

The Director reported on the following:

The Board is interested in identifying meeting dates for a Joint Meeting between the Planning Commission and the Board of Trustees. (April 28th and May 5th were determined to be viable options)

A mixed use development is being proposed for the SW corner of M-59 and Old US-23 and the conceptual plan will likely be presented at the second meeting in March (March 24th).

The next submittal for the Newberry mixed use project (Mayberry Homes) may be scheduled for consideration at a special meeting on April 7th.

I have been in contact with the real estate broker for the Walmart property - they did not reveal any plans, but further discussions are anticipated.

11. Committee Reports

None

12. Adjournment

Meeting adjourned by Chair Fox at 7:50 PM.

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