

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

ABSENT: Thomas Murphy

4. **Approval of Meeting Agenda**

Motion to approve the agenda

<b>RESULT:</b>	<b>APPROVED [UNANIMOUS]</b>
<b>MOVER:</b>	Joe Colaianne, Trustee
<b>SECONDER:</b>	Jeff Newsom, Vice Chairman
<b>AYES:</b>	Colaianne, Fox, Newsom, Grissim, Mitchell, Voight
<b>ABSENT:</b>	Murphy

5. **Approval of Meeting Minutes**

a. Planning Commission - Regular Meeting - Jan 26, 2017 7:00 PM

<b>RESULT:</b>	<b>ACCEPTED [UNANIMOUS]</b>
<b>MOVER:</b>	Michael Mitchell, Commissioner
<b>SECONDER:</b>	Jeff Newsom, Vice Chairman
<b>AYES:</b>	Colaianne, Fox, Newsom, Grissim, Mitchell, Voight
<b>ABSENT:</b>	Murphy

b. Planning Commission - Regular Meeting - Feb 9, 2017 7:00 PM

<b>RESULT:</b>	<b>ACCEPTED [UNANIMOUS]</b>
<b>MOVER:</b>	Sue Grissim, Commissioner
<b>SECONDER:</b>	Joe Colaianne, Trustee
<b>AYES:</b>	Colaianne, Fox, Newsom, Grissim, Mitchell, Voight
<b>ABSENT:</b>	Murphy

6. **Call to Public**

None

7. **Public Hearing**

None

8. **Old and New Business**

a. Site Plan Application #17-002 Amend Walnut Ridge Estates Site Plan

Director Langer gave an overview of the case history and the current request.

- Market is different than anticipated.
- Consumer interest in this area is for larger garages and houses.
- Requesting that selected units that back up to common space be allowed a lesser setback than previously approved.

- No impact to neighboring homes.
- Also requesting to substitute certain plant species for a comparable items due to the difficulty in getting the approved items.

Proposed Amendment to the Site Plan for Rear Yard Setbacks

The Planning Commission briefly discussed the request, the way Planned Developments are approved and what can be amended.

Commissioner Newsom asked what this change will do for the average value of the home(s). The Applicant stated it is requests for larger garages that are pushing the structures into the setback. The value is generally about \$10,000 however, the price can vary depending on what exterior features are being used.

Commissioner Grissim asked if the change in lot coverage was calculated. Director Langer stated he cannot answer that question specifically because there are no specific house plans at this time, but he does not think it changed that much; the houses are a little bit bigger but mostly deeper and not necessarily taking up more of a footprint. The Applicant reiterated the additional garage space is pushing the structures into the setback. Commissioner Grissim acknowledged her comment stating she is concerned about the lot coverage and was hoping we could say the ratio of no more than 20% lot coverage will be unchanged. The Applicant stated she has not done the math to confirm that.

The Planning Commission briefly discussed lot coverage and building envelopes. Director Langer referred to the chart in the staff report stating the square footage of the lots will remain unchanged.

Commissioner Newsom asked if the open space would be manicured/mowed grass or natural. The Applicant stated it will be a grass park area for kids with no structures. Commissioner Newsom asked if it would be mowed or natural. The Applicant stated it would be maintained as proposed in the Landscape Plan. Commissioner Newsom asked if the perimeter would be natural. The Applicant stated it would. Commissioner Newsom stated having a natural area around the perimeter goes a long way; the runoff rate between a hard surface and grass is not much different compared to a natural area. If there are concerns about runoff due to lot coverage, a bit more than 20% will not make much difference; it depends on how the runoff is managed.

Proposed Amendment to the Landscape Plan for Tree Species Substitutions

Commissioner Grissim stated she agrees with the proposed substitutions as they are equal and well chosen.

Commissioner Voight offered the following motion:

**Move to approve Site Plan Application #17-002, a request to amend the approved site plan for Walnut Ridge Estates PD, to reduce the rear setback for 49 condominium units and to amend the previously approved landscape plan to modify the tree species, subject to the following conditions:**

1. **Approval is based on the site plan, Sheet C3, prepared by Boss Engineering, dated February 20, 2017; and**
2. **The applicant shall submit a revised landscape plan that reflects the approved tree substitutions.**

Seconded by Commissioner Mitchell. Motion carried unanimously.

<b>RESULT:</b>	<b>APPROVED AS AMENDED [UNANIMOUS]</b>
<b>MOVER:</b>	Keith Voight, Secretary
<b>SECONDER:</b>	Michael Mitchell, Commissioner
<b>AYES:</b>	Colaianne, Fox, Newsom, Grissim, Mitchell, Voight
<b>ABSENT:</b>	Murphy

**9. Call to Public**

None

**10. Planner's Report**

Director Langer reported the following:

- The Ordinance Review Committee (ORC) met and discussed the following:
  - Private Road Standards and some of the concerns raised by the developers.
  - Gas Canopy Lighting was reviewed and other lighting information distributed.
  - The Township Board approved an Amendment to the Special Event Ordinance exempting the Farmer’s Market and Winterfest from that permit process removing that item from the ORC list.
- The Site Plan Review Committee will meet to discuss the possible redevelopment of the Dairy Queen building.

**11. Committee Reports**

None

**12. Adjournment**

Motion to adjourn

A motion to adjourn was made by Commissioner Newsom and seconded by Commissioner Voight. Motion carried unanimously. The meeting was adjourned at approximately 7:20 PM.

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

Submitted by,



Keith Voight  
Planning Commission Secretary