

Chairperson Werth called the Meeting to Order at 4:30 p.m.

I. Roll Call

Present: Sandra Werth, Chairperson
Matt Ray, Secretary
Tony Bartolotta, Commissioner
Steve Reno, Vice Chairperson
Dave Kramer, Commissioner
Scott Sintkowski, Commissioner
David Hardin, Commissioner

Also Present: Larry Lockwood, Superintendent of Planning and Zoning
Scott Alef, Planner II
Amy Williams, Administrative Specialist
Rob Merinsky, Director/ Engineer

General Public of approximately 25-30

II. Approval of May 7, 2019 Planning Commission meeting minutes.

MOTION AND VOTE

Moved by Reno

*Supported by Bartolotta; Resolved to **APPROVE** the Minutes of the May 7, 2019 Planning Commission Meeting with correction.*

MOTION CARRIED UNANIMOUSLY

(7-0)

III. Approval of June 11, 2019 Planning Commission Special meeting agenda.

MOTION AND VOTE

Moved by Reno

*Supported by Kramer; Resolved to **APPROVE** the Agenda of the June 11, 2019 Planning Commission Special Meeting.*

MOTION CARRIED UNANIMOUSLY

(7-0)

IV. Public Hearings

- 1.) Case No. 19-06-01, Jim Merritt C/O Windsong West Builders, LLC (Staff Reviewer – Larry Lockwood)

Location: Formerly 6455 Harper (Lotus Elementary School Site). Located on the south side of Harper Dr. and west of Percy King Rd.
Request: Rezone from R-1A, Single Family Attached Residential District to R-1C, Single Family Residential District
Parcel I.D. Nos.: Part of 13-05-401-001 & 13-05-326-004
Applicant: James Merritt C/O Windsong West Builders, LLC

Applicant or representative present: James Merritt

Mr. Lockwood gave a brief overview and visual presentation of the rezoning request that would allow more dwelling units per acreage.

Mr. Merritt gave a brief description of his plans for development, and why he is requesting the rezoning. His development would ensure property maintenance as it would be handled by an association and also provide more open common areas. He has had great success with this type of development and feels it will be a benefit to the surrounding community.

Board members questioned the proposed size, type and cost of typical units for this type of development. They further questioned road enhancements.

Mr. Merritt offered that he has a lot of frontage on the roads, and if a special assessment was looked into for the roads he would help contribute as he has a lot of frontage.

Chairperson Werth noted that there would be no entrance from Lotus Drive because it would cause a traffic hazard.

Mr. Lockwood re addressed for the benefit of the public, that the main issue tonight was the request to rezone from R-1A to R-1C, which would determine density; not site plan review. Site plan review would come later at a different meeting if things continued to progress. He further stated for the public in attendance that the board is not approving or denying the request tonight, their position is only to provide a recommendation to the Township Board who ultimately would approve or deny the request.

During the public portion of the meeting, the following spoke regarding this request:

William Merrell, 3915 Percy King has an issue that the grass is not being maintained. When the schools owned the property they would mow the whole field.

William Holbrook, Assistant Superintendent of Waterford Schools said that he was

very supportive of this project and what it will bring in to the community and schools. Mr. Merritt has already developed quality products in Waterford.

Melvin Brown of 6430 Harper Drive is against this request. He likes the property the way it is with more open space. If the property must be developed, he would opt for the lesser density of R-1A.

Thomas Cavalier of 6445 Lotus is opposed to the request. He said the Lotus beach association uses the existing circle drive to park trailers. He further questioned the existing sewer station and if there were plans to update utilities.

Mr. Lockwood interjected that this is something that would be evaluated during site plan review, and that over the past 20 years, there have been no single family platted developments, only site condominiums.

Lori Taylor of 3890 Lotus Drive has big concern for the wetlands and the wildlife. What will happen to them if this parcel is developed.

Vicki Ford of 3959 Lotus is against the request and has concerns with the wetlands and how much of a buffer zone would there be between them and the new development. She further voiced concerns with the roads and traffic.

Robin Kwek of 4005 Gleason questioned if they would have beach access.

Elaine Lakkides of 3941 Lotus is against the request because it would create more traffic on the roads which are already in bad shape.

Roxanne Westlake of 3966 Lotus is opposed to the request and asked to see the map of the proposed development.

Joan Ham of 3904 Lotus is against this request and her concerns are the wetlands, roads traffic, and ingress/egress to Williams Lake Road with no signal.

Chairperson Werth questioned staff regarding the pump station capacity.

Staff commented that this is something that they would be looking in to during site plan review.

Mr. Merritt addressed that the circle drive is part in the right of way, and the other part is on private property. Until development begins, he would not chase them off, but they would no longer be able to use it when development begins. Utility upgrades are done by the utility companies and in previous developments, they have been updated during

the development. He further stated that he has not been by the property recently but would definitely mow the grass until development starts, then it is hard to maintain.

Chairperson Werth reiterated the fact that the recommendation today would be given to the Township Board who would determine the outcome. This case would be presented at the Monday June 24th meeting so anyone who wished to attend and voice an opinion could do so. The requirements for notification was also given as clarification to the public in attendance.

Board member Bartolotta asked staff to confirm that the property can and would be developed, and that today's meeting was to determine how many units could be built under the current and proposed zoning.

Board member Sintkowski commented that the board respects the concerns of the public; these same concerns arise anytime there has been a proposed development in an area where open land has been left undeveloped in a residential area. He further wanted the public to know that the type of development that the developer is proposing would actually provide more open space and natural area because of the cluster housing. Traffic and roads are an existing problem, but this would offer more residents to share in the solution. By having a condo development there would be property maintenance done by the same service.

MOTION AND VOTE

Moved by Reno

Supported by Bartolotta; to forward a favorable recommendation in Case No. 19-06-01 on to the Township Board, to rezone the subject property of this application from R-1A, Single Family Residential District to R-1C, Single Family Residential District based on the following findings and conclusions under the Ordinance approval recommendation guidelines, which are based on assessment of the information and statements presented in this case by or for the Township Staff, Applicant, and members of the public and with the following conditions as offered by the applicant; 1.) The size of the homes be within 1440 and 1704 sq. feet. 2.) The total number of detached residential homes are limited to 34. 3.) The development project is provided a detention pond in accordance with engineering standards and guidelines. 4.) The Master Deed for the Condominium provides that there is NO beach access to Lotus Lake for the condominium homeowners.

Findings:

- A. *The requested zoning change is consistent with the adopted Master Plan as amended.*
- B. *The requested zoning change is consistent with existing uses and zoning classifications of properties within the general area of the subject zoning lot.*

- C. *The subject zoning lot **is** physically suitable to provide all dimensional and site requirements for the range of uses permitted under the proposed zoning classification.*
- D. *The trend of development in the general area of the subject zoning lot **is** consistent with the requested zoning change.*
- E. *The Township and other public agencies **do** possess the capacity to provide all utility and public safety services that would be required for the range of land uses permitted under the proposed zoning classification.*
- F. *The requested zoning change and the resulting range of uses permitted under the proposed zoning classification **will not** result in any significant environmental impacts.*
- G. *The proposed zoning amendment **will not** be detrimental to the public interest.*

**MOTION CARRIED UNANIMOUSLY
(7-0)**

2.) Case No. 19-06-02, Waterford Township (Staff Reviewer – Scott Alef)

Location: Vacant land located on the south side of Hatchery Rd. west and adjacent to 5387 Hatchery Rd.
Request: Rezone from PL, Public Lands District to R-1A, Single Family Residential District
Parcel I.D. Nos.: 13-16-201-001 & 002
Applicant: Waterford Township

Scott Alef presented this case for Waterford Township. The application is to rezone two properties that the Township purchased in 2005 with the intent of developing a community center, but are now trying to sell. These properties were previously zoned residential. Under Section 3-503.5 of the Ordinance, a zoning lot may be returned to the previous zoning classification. This request will have no impact on surrounding properties.

Board member Ray questioned how many lots could be supported by this zoning.

Mr. Alef replied four.

MOTION AND VOTE

Moved by Ray

Supported by Reno; Resolved to forward a favorable recommendation in Case No. 19-06-02 on to the Township Board, to rezone the subject property of this application from PL,

Public Lands District to R-1A, Single Family Residential District based on the following findings and conclusions under the Ordinance approval recommendation guidelines which are based on assessment of the information and statements presented in this case by or for the Township Staff, Applicant, and members of the public.

**MOTION CARRIED UNANIMOUSLY
(7-0)**

V. Discussion

Mr. Lockwood reminded the board that there would be a special meeting on June 25, 2019.

VI. All Else

VII. Adjourn

Chairperson Werth adjourned the meeting at 5:43pm.