
4:00 P.M. – Agenda Review – 3rd Floor Conference Room

Township Clerk, Kimberly Markee swore in members of the board.

Chairperson Werth called the meeting to order at 4:35p.m.

I. Roll Call

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

Absent: 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 5

II. Approval of the June 25, 2019 Special Planning Commission meeting minutes as printed.

MOTION AND VOTE

Moved by Kramer

*Supported by Bartolotta; Resolved to **APPROVE** the Minutes of the June 25, 2019 Special Planning Commission Meeting.*

MOTION CARRIED UNANIMOUSLY

(6-0)

III. Approval of July 23, 2019 Planning Commission Special meeting agenda.

MOTION AND VOTE

Moved by Reno

*Supported by Bartolotta; Resolved to **APPROVE** the Agenda of the July 23, 2019 Special Planning Commission Meeting.*

MOTION CARRIED UNANIMOUSLY

(6-0)

1.) Public Hearings Rezoning Case No. 19-07-01, Joe Attisha (Staff Reviewer – Scott Alef)

Location: 4235 & 4255 Cass Elizabeth Rd.
Request: Rezone from R-1C, Single Family Residential District and C-1, Neighborhood Business District to R-1D, Duplex Residential District.
Parcel I.D. Nos.: 13-34-427-001, 13-34-427-002, 13-34-427-003 & 13-34-427-020
Applicant: Joseph Attisha

IV. Development Reviews

1.) Site Plan No. 1337, Lotus Landing Condominium (Staff Reviewer – Larry Lockwood)

Location: Formerly 6455 Harper Dr. (Lotus Elementary School Site) located on the south side of Harper Dr. and west of Percy King Rd.
Parcel I.D. Nos.: 13-05-326-004 & 13-05-401-001
Action: Concept Plan Review
Applicant: James Merritt C/O Windsong West Builders, LLC

Applicant or representative present: James Merritt

Mr. Lockwood gave a brief background of the property that was recently re zoned to R-1C to allow for this type of condominium clustering. The applicant is proposing a 34-unit development with access off Harper Drive. Each unit will have a two car attached garage and driveway space for two more cars. Sidewalks on interior side of loop, a landscape plan that includes sprinklers and storm water retention, and no activity around the wetlands. He has also included a vegetation barrier and public streetlights at Harper and the southerly end near Lotus.

Chairperson Werth brought up a few concerns, first, that the master deed note that there will be no access to Lotus Park Beach.

Mr. Merritt spoke up to say that after the previous meeting regarding zoning, he was approached by two association board members who said that residents can be invited to join for a fee because they are in need of the income.

Chairperson Werth continued, that maybe it would be possible to change the verbiage to address this. Her second concern was for tree types. Norway Maples are showing up with disease and they might want to choose a different type. Her final concern was that it is preferred that sidewalks be on both sides of the street, not just the internal loop.

Mr. Merritt said that they considered this, but wished to have more green space and not too much concrete. He used this same plan in Windsong West and it works very well. There are not usually many “families with children” that show interest in his developments. They usually draw people that are downsizing because their kids have left,

but still want a quality built home with amenities. His intent is to keep a more greener look with less concrete.

Board Member Reno said that what Mr. Merritt proposed makes a lot of sense.

Board Member Kramer questioned how many ranches they expected to build, and questioned the wording of the maintenance for the detention pond regarding drainage.

Mr. Merritt said that the soil testing showed mostly sand and the filtration is the wetlands. The whole site is sand and maintenance for detention pond would not be an issue. The water table is not high and soil borings were provided to the Township.

Chairperson Werth further noted that the Master Deed mentioned that the residents would share in the cost of any future sidewalks and questioned if they would be made aware of this up front.

Mr. Merritt said that it would be part of the documents package.

MOTION AND VOTE

Moved by Reno

*Supported by Kramer; Resolved to **APPROVE** Site Plan No. 1337 as submitted.*

MOTION CARRIED UNANIMOUSLY

(6-0)

V. Discussion

Mr. Lockwood reminded the board that there would be another special meeting on Tuesday August 13th.

VI. All Else

VII. Adjourn

Chairperson Werth adjourned the meeting at 5:00p.m.