



## Approved Planning Commission Minutes

March 18, 2021

7:00 pm

1. Call to Order at 7:06 pm by Jere Hinkle
2. Meeting was held using Zoom PC Video Conferencing Facilities.
3. Pledge of Allegiance
4. Roll Call

\_P\_ Jere Hinkle, \_P\_ Jim Ducey, \_P\_ Marc Cuddie, \_A\_ Jim Warbritton, \_P\_ Dale Lucas, \_P\_ Mark Jewell, \_P\_ Tom Brennan. Also in attendance: Doug Lammers, Township, Zoning Administrator; John Lesinski, Township Supervisor, John Enos (Township planner); Ryan Musch ( Fishbeck Engineering working for Bill Lester/Winchester project); Nate Torey (civil engineer/Fishbeck); Bill Lester; Kyle O'Meara (Fahey Schultz attorney); Matthew Stokes, Richard Lindsey (attorney), Geoffrey Snyder (Jackson County Drain Commissioner); Sally Scott (legal counsel for L&L Development)

5. Approval of Agenda

It was moved by Hinkle and supported by Ducey to modify the agenda to place the Winchester Estates PUD Public hearing first, followed by New Business regarding this PUD request. The Norvell Road zoning public hearing would then ensue followed by New Business in regard to this request. All ayes. Motion carried.

6. Approval of Meeting Minutes

It was moved by Jewell and seconded by Ducey to approve January 2021 minutes as presented. All ayes. Motion carried.

It was moved by Hinkle and seconded by Ducey, to close the general meeting and open a public hearing. All Ayes. Motion carried.

## 7. Public Hearing Case #21-02-002 -- Winchester Estates PUD

John Enos, GL township planner, presented an overview and assessment of the final site plan proposed by L & L Development for the Winchester Estates PUD. It is a mixed use development on 37 acres comprised of 39 upscale single family homes, 38 attached two-family condos, pedestrian sidewalks, and access from Norvell and Grass Lake Roads. It also proposes a commercial mini-storage facility east of Norvell Rd. Mr. Enos recommended approval of the final site plan with comments as noted in a provided attachment. These comments, contained 14 action items which addressed issues among others, as not providing lights that face residences, the planting of one street tree per single family dwelling unit and coordination with the Village of Grass Lake regarding the provision of water and sewer.

Ryan Musch, of Fishbeck Engineering, indicated the plan addressed the comments/conditions regarding Mr. Enos's review summarizing the 14 actions indicated above. Fishbeck has formally responded, by letter, to each action item. Mr. Musch presented these responses, on shared screen. These responses are summarized as follows;

- a. Fire hydrant placement pending meeting with the Fire department.
- b. The request for crosswalk pavement markings should be coordinated with and reviewed by the JC Road commission, such that it doesn't hold up approval tonight.
- c. A request was made for consideration for future sidewalks, which are not contained in the current plan.
- d. Elaboration of berm placement on project perimeters as currently shown on landscape plan.
- e. Provision of one tree planting on each single-family unit lot.
- f. Acknowledgement that Fishbeck is sole engineering company responsible for all design, utilities and storm water management.
- g. Village engineer and DPW review of the plan has been completed.
- h. Jackson County DOT and Jackson County Drain Commission formal approval is pending.
- i. Project private road construction does not require Jackson County DOT. However the private roadways will be constructed to Jackson County Roadway specifications.
- j. The types and location of outdoor lighting.
- k. The necessity of provision of a Master Deed for the development that meets Michigan Site Condominium law was discussed.

The public comments section of the Hearing was then opened by Jere Hinkle. John Lesinski requested that comments be limited to 3 minutes.

- a. Ms. Nancy Memmer, representing Pious Union Shrine of St. Joseph, asked if the proposed storage unit would be near their property. Mr. Musch stated residential units will abut the church property. A ground level landscape buffer, required by zoning, will give visual definition between the church property and the proposed residential area.
- b. Mr. Richard Murphy was happy to see senior housing and recommended approval. He questioned whether the project will be approved before meeting all conditions considered this evening. Mr. Musch stated approval would be conditional.
- c. Paul Lammers, from the Village of Grass Lake DPW, indicated that the project would be good for the community and recommended approval.

Jere Hinkle moved that the public hearing be closed, and supported by Ducey All ayes. Motion carried.

The General Session was reopened.

## 8. New Business – Part 1

### Case #21-02-0002 - Winchester Estates

It was asked if water facility capacity is an issue with the Village. Mr. Musch indicated this had been discussed with the Village engineer and there is adequate capacity to accommodate the project.

Mr. Jewell asked if the proposed storage facility would be available for use by the general public. Bill Lester responded that first consideration would be given for single family and condo residents and if any units remained unused they would be made available for public rental.

In response to a question regarding Master Deed restrictions, John Enos stated that typical design requirements will be in place via bylaws included in the master deed.

Jim Ducey inquired about traffic flow at the proposed Grass Lake Road intersection. Mr. Musch said that projected traffic levels would be satisfactorily accommodated by the proposed design.

Hinkle had three comments regarding the current design;

- a. The application cover page should indicate the name and contact information of the proposed developer.
- b. In Figure C401 the utility legend shows provision for telephone/fiber optic facilities. However, these facilities are not shown on the “typical street utilities” layout.
- c. In the graphics showing “asphalt pavement” add in the notes section that the proposed asphalt roads will be constructed to Jackson County Roadway standards.

Mr. Musch stated there is no issue with accommodating these comments in the final plan. Hinkle requested that construction standards for the storage facility parking lots also be clarified in the appropriate notes sections of the plan.

Ducey moved to recommend approval of application for PUD rezoning of area to accommodate the proposed plan.

After discussion of the standing motion, Ducey modified it such that the Commission approve, with modifications and elaborations discussed in tonight's meeting, the PUD application and forward it to the Jackson County Planning Commission for comment. This was supported by Hinkle. All ayes. Motion carried.

Hinkle moved, supported by Ducey, to close the general meeting and reopen a public hearing. All ayes. Motion carried.

The General Session was reopened.

## 9. Public Hearing

Case #21-02-0003 - Rezoning of Dale and Matthew Fisher's Norvell Road Residential Property

Attorney Kyle O'Meara, for township, opened with discussion regarding Mr. Fishers parcel. Current uses are not compliant with existing zoning. In a court settlement made with the Township Mr. Fisher would create four parcels out of the existing parcel. One of these parcels would be an area, 13 acres in size, to accommodate agricultural related events or other social activities such as wedding venues. To allow these activities would require the proposed parcel to be rezoned to AG from R1, acquisition of a special use permit and development of an approved site plan.

Richard Lindsey, attorney for Mr. Fisher, spoke on the existing non conforming uses and how the proposed zoning changes actions would be consistent with the negotiated court ordered requirements.

The public comments section of the public hearing was then opened.

No public comments were received.

Ducey moved, supported by Lucas, that the public hearing be closed. All ayes. Motion carried.

The General Session was reopened.

## 10. New Business – Part 2

Case #21-02-0003 - Rezoning of Dale and Matthew Fisher's Norvell Road Residential Property

The 13 acre property, designated Parcel A, is the only one being rezoned. Subsequent preparation and approval of land splits, zoning variances, special land use permits and site plans will be required.

Hinkle asked if parcel A will have access to Norvell Rd. Doug Lammers stated that access will be provided by an existing driveway.

Brennan noted that this issue has been has been debated for several years and requested that it be resolved tonight. This request was supported by several commissioners.

It was moved by Ducey, supported by Hinkle, that the draft ordinance under considerate be adopted. All ayes. Motion carried.

Doug Lammers stated that both the PUD approval and the rezoning decision will be forwarded to the Jackson County Planning Commission for review and comment..

#### 11. Citizens Wishing to Address the Commission

None

#### 12. Township Board Report

No report

#### 13. Old Business

Master Plan update - No progress.

#### 14. NEXT REGULAR MEETING:

Thursday, April 15th, 2021 at 7:00 pm.

Doug Lammers reported that beginning next month hybrid meetings will be held. Physical attendance at the Township Hall will be limited to 25 persons. Masks will be required for physical attendees. Virtual Zoom meeting capability will continue to be provided.

#### 15. General Discussion

None

#### 16. Adjournment

A motion to adjourn was made by Brennan and supported by Hinkle. All ayes. Motion carried. The meeting was adjourned at 8:25 pm.

Respectfully submitted

Jim Ducey, Secretary

Attachments

1. Enos Review Letter
2. 2.Musch Response Letter to Enos Review