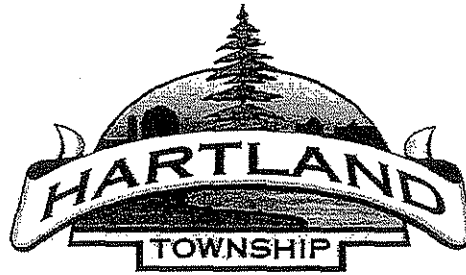


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Larry Fox Chair	Roger Crouse
Larry Hopkins Vice-Chair	Jeff Newsom
Laura Killinger Secretary	Alex Rataj
	Keith Voight

**PLANNING COMMISSION - REGULAR MEETING
JANUARY 3, 2008 at 7:00 PM
AGENDA**

1. CALL TO ORDER
2. PLEDGE OF ALLEGIANCE
3. ROLL CALL
4. APPROVAL OF JANUARY 3, 2008 MEETING AGENDA
5. APPROVAL OF DECEMBER 6, 2007 MEETING MINUTES
6. APPROVAL OF DECEMBER 13, 2007 MEETING MINUTES
7. ELECTION OF OFFICERS
8. CALL TO PUBLIC

Call to the public participants should proceed to the front desk when addressing the Commission. The Commission will not debate or respond at this time. Please clearly state your name and address for the public record.

3-MINUTE TIME LIMIT

PUBLIC HEARING

OLD AND NEW BUSINESS

9. **PLANNED DEVELOPMENT/SITE PLAN APPLICATION #439P**
APPLICANT: RAMCO-GERSHENSON INC / EDWARD EICKHOFF
Construction of a proposed retail shopping center "Hartland Towne Square" located on the northeast corner of the Hartland Road and Highland Road intersection. Planned Development application has been amended to incorporate an additional 6.7 acres into development area – Preliminary Review
10. **PLANNED DEVELOPMENT/SITE PLAN APPLICATION # 443C**
APPLICANT: FAIRWAY CONDOMINIUMS LLC
Construction of 145 Units consisting of Duplexes and Townhouses, located on west side of Old US 23, north side of M59- Conceptual Review.
11. CALL TO PUBLIC
3-MINUTE TIME LIMIT
12. PLANNER'S REPORT
13. COMMITTEE REPORTS
14. ADJOURNMENT

**NEXT MEETINGS: JANUARY 17, 2008 @ 7:00 PM
JANUARY 24, 2008 @ 7:00 PM**

WORK SESSION

HARTLAND TOWNSHIP PLANNING COMMISSION MEETING
JANUARY 3, 2008
7:00 P.M.

1. **CALL TO ORDER:** *Chairman Fox called the meeting to order at 7:00 p.m.*
2. **PLEDGE OF ALLEGIANCE**
3. **ROLL CALL: Present:** Chairman Fox, Commissioner Hopkins (*Vice-Chair*), Commissioner Killinger (*Secretary*), Commissioner Newsom, Commissioner Crouse, Commissioner Voight and Commissioner Rataj.
*Also Present: Amy Chesnut & Heather McPhail, McKenna Associates
James Wickman, Township Manager
Denise Lutz, Deputy Zoning Administrator
Leslie Sauerbrey, Recording Secretary*
4. **APPROVAL OF JANUARY 3, 2008 PLANNING COMMISSION MEETING AGENDA**
Move to approve the Planning Commission Meeting Agenda for January 3, 2008.
Motion Killinger. Second Newsom. Voice Vote. Motion Carried. 7-0-0.
5. **APPROVAL OF DECEMBER 6, 2007 PLANNING COMMISSION MEETING MINUTES**
Move to approve the Planning Commission Meeting Minutes for December 6, 2007.
Motion Killinger. Second Rataj. Voice Vote. Motion Carried. 7-0-0.
6. **APPROVAL OF DECEMBER 13, 2007 PLANNING COMMISSION MEETING MINUTES**
Move to approve the Planning Commission Meeting Minutes for December 13, 2007.
Motion Killinger. Second Voight. Voice Vote. Motion Carried. 7-0-0.
7. **ELECTION OF OFFICERS**
Move to retain the current Planning Commission officers Larry Fox (*Chairman*), Larry Hopkins (*Vice-Chair*) and Laura Killinger (*Secretary*) for 2008.
Motion Newsom. Second Crouse Voice Vote. Motion Carried. 7-0-0.
8. **CALL TO THE PUBLIC:**
Barbara Robinson, 10468 Fawn Ridge Trail: Wants more consideration given to the "Fawn Ridge" residents, of particular concern, are the units that are closest to the property line. She wants a greater setback from the rear of her building to the retaining. Would also like an increase in height on the retaining wall to avoid trespassers, light and sound pollution.
James Shuryan, 11311 Matthew Lane: He is not against growth but has concerns with the Rovey Drive location as it relates to the proximity to M-59; he feels this could cause traffic to back-up on Clark Road.
Katie Schlueter, 1575 Shoreline Drive: Asked how much area north of Rovey Drive is for commercial development? Would it be reasonable for these developers to buy that property and dedicate it as open space? This may relieve some concerns for future and current residents.

9. PLANNED DEVELOPMENT / SITE PLAN APPLICATION #439 P

APPLICANT: RAMCO-GERSHENSON INC. / EDWARD EICKHOFF

*Construction of a proposed retail shopping center "Hartland Towne Square" located on the northeast corner of the Hartland Road and Highland Road intersection - Preliminary Review.***Present:** Ed Eickhoff, Ramco-Gershenson, Inc. (Vice-President)

Ross Gallentine, Ramco-Gershenson, Inc. (Project Manager)

Mike Rein, Bowers & Rein Associates, Inc. (Architect)

Scott Nowakowski, Meijer, Inc. (Director of Real Estate)

Phil Holmblade, SSOE, Inc.

Dan Schrauben, Professional Engineering Associates, Inc. (PEA)

David Shull, FTC&H (Fishbeck, Thompson, Carr & Huber, Inc. (Meijer Architect))

Mr. Eickhoff: Reviewed the plan that was presented. Most of the items in the McKenna review letter dated December 27, 2007, they will agree to. He clarified that the truck traffic on Rovey Drive will be for those desiring to go east of the shopping center. Trucks going to US-23 or continuing west on M-59 will use Hartland Road. There are only a few open items left to discuss.

The McKenna review letter of December 27, 2007 was used as an outline. Item numbering below corresponds to the McKenna letter.

• PLANNED DEVELOPMENT DESIGN STANDARDS: (McKenna Review Letter-Page 3)**1. Permitted Uses:**a. **Mr. Nowakowski:** Meijer is in agreement with the McKenna letter.b. **Mr. Nowakowski:** Agree.**2. Design Detail and Requirements: (McKenna Review Letter-Page 3)****a. Pattern Book:**

1.

a. **Mr. Eickhoff:** Agree.b. **Mr. Eickhoff:** Agree.2. **Mr. Eickhoff:** Is being done.3. **Mr. Eickhoff:** Agree.4. **Mr. Eickhoff:** Agree.5. **Mr. Eickhoff:** Agree.6. **Mr. Eickhoff:** Agree.7. **Mr. Eickhoff:** Wants fewer parking spaces, not more than what the Township requires.

Ms. Chesnut: We need flexibility to help accommodate what they are looking for. They have suggested a formula and maybe there could be wording that would allow even more flexibility.

Mr. Eickhoff: They are okay with it as long as it is not stricter and would require more parking than a tenant is going to need.

8. **Mr. Eickhoff:** Agree.9. **Mr. Eickhoff:** Will be discussed later in the meeting with the signs.10. **Mr. Eickhoff:** Agree.**b. Meijer Architecture and Building Materials: (McKenna Review Letter-Page 4)**1. **Mr. Nowakowski:** The materials used on the Meijer buildings will be the same as those used in the shopping center.2. **Mr. Holmblade:** Presented the detail of the outdoor cart storage screening wall.

The PC agrees with the design.

3. **Mr. Holmblade:** Showed a picture of the new proposal. The “erector set” structure will be totally screened by the columns and the black fence.
Commissioner Killinger: What is the distance between the brick columns?
Ms. Chesnut: It ranges from ten (10) to twenty-seven (27) feet.
Chairman Fox: Questioned what material they are using for the black fence. He is most concerned with the spacing between the black bars. Wants to make sure that it is actually screening the material within the garden center.
Mr. Nowakowski: Agreed to use the same fence material that is shown on Page 23 of the Pattern Book.
Commissioner Hopkins: Are you using brick on the garden center walls and columns?
Mr. Nowakowski: Yes. They are using the darker brick on the entire garden center.
Mr. Holmblade: The fence will be twelve (12) foot four (4) inches high and the brick piers are thirteen (13) foot eight (8) inches high.
Mr. Eickhoff: The Pattern Book is being updated to reflect the changes made.
4. **Mr. Holmblade:** “PEA” has revised the grading plan to show that the truck dock is not a truck well.
5. **Mr. Holmblade:** The truck dock screening walls are ten (10) feet high and sixty (60) feet in length.
Mr. Shull: We are showing the split-face block at six (6) feet in height on the building pilasters. It aligns with the top of the split-face block used on the dock screening wall. The split-face block on the field of the building is four (4) feet high.
The proposed screening walls are acceptable to the PC.
6. **Mr. Eickhoff:** Agree.

c. **Landscaping and Screening: (McKenna Review Letter-Page 5)**

1. **Commissioner Hopkins:** Prefers stamped concrete.
Commissioner Crouse: Prefers brick. Asked why did the brick option get abandoned so quickly?
Mr. Eickhoff: Cost and maintenance.
Mr. Nowakowski: Meijer prefers to use asphalt with painted stripes in front of their store. The large hashed pattern found in front of the existing shopping center in the Township could work.
Chairman Fox: Prefers stamped, colored concrete crosswalks from Major “A” and “B” entrances to the parking lot.
Commissioner Hopkins: Believes it is safer because it causes a visual awareness.
Commissioner Newsom: It is more pedestrian friendly.
Mr. Gallentine: If we use asphalt it will be less maintenance.
Chairman Fox: Asphalt telegraphs imperfections from below and gets rutted as cars drive over it.
Commissioner Newsom: Believes it is safer and less maintenance.
Mr. Gallentine: We can repair asphalt by replacing, re-heating and re-stamping.
It is a consensus of the PC that stamped or patterned concrete will be required from the front of Major “A” and “B” pedestrian entrances to the parking lot. Other crosswalks within the development and in the street will be painted; with the crosswalks in the shopping center being repainted every other year or earlier as necessary.
2. **Mr. Eickhoff:** We will agree.
2. **Mr. Eickhoff:** Everything within the development and the right-of-ways will be irrigated except the roundabout, which we are planting with drought resistant materials.
It is a consensus of the PC to accept the proposal with no irrigation in the roundabout.

3. Mr. Eickhoff: Agree.
4. Mr. Eickhoff: We are adding evergreen plants.
Mr. Hopkins: Is concerned with the height of the plant material used in the cart corrals.
Mr. Gallentine: The two (2) foot height is at planting. We will allow the hedge to grow and be maintained at a four (4) foot height.
5. Mr. Eickhoff: All raised areas in the road and at the driveway entrances into the shopping center will be finished in colored, stamped concrete.
6. Mr. Eickhoff: We will fix it.
- d. Out lot Layout: (McKenna Review Letter-Page 6)
Mr. Eickhoff: This will be completed in the next two weeks. We can show it to the PC at our next meeting.

• PRELIMINARY REVIEW COMMENTS: (McKenna Review Letter-Page 6)

1. PD Agreement:

- a. Mr. Eickhoff: Agree.
- b. Mr. Eickhoff: Agree.
- c. Mr. Eickhoff: Agree.
- d. *A discussion took place regarding the options available. The final agreement between the PC and the applicant is that the normal deliveries for the shopping center will be from 7a.m. to 10 p.m. The exception will be that only the Meijer store will be permitted to have a maximum of two (2) trucks per night deliver between 10 p.m. and 7a.m. and the refrigerator units on each of those trucks may not run longer than two (2) hours.*
- e. Mr. Eickhoff: Agree.
- f. Mr. Eickhoff: Agree.

2. Big Boy and AT & T Sites: (McKenna Review Letter-Page 6)

Mr. Eickhoff: We are working with both of these parties to get them in here soon.

3. Signs: (McKenna Review Letter-Page 7)

- a. *The PC agrees to make a condition of preliminary approval, the sign located at M-59 and US-23. The sign will continue to be worked on until a final design is created that is acceptable to the PC (before final approval). The following parameters will be used in designing this sign: The overall height of the sign may be up to ten (10) feet. The overall height of the berm/water feature may be up to eight (8) feet. Total height of the sign/water feature will not exceed eighteen (18) feet high. The slope of the berm will not exceed a four to one (4:1) slope.*
- b.
 1. *The PC agrees that the mid-box tenants and the outlots may elect to split their total square footage of sign permitted into two (2) signs that may be placed on two (2) different sides of their building. Retail "E", "F", "G", "H" and "I" will be restricted to one (1) sign that must be located on the front of their store.*
 2. Mr. Eickhoff: Agree.
 3. Mr. Eickhoff: Agree.
 4. *The PC agrees to the sign criteria presented with the following exception: Tenants with a minimum one hundred (100) linear feet of building frontage and fifteen thousand (15,000) square feet may be permitted to have one hundred-fifty (150) square feet of total wall signage. This will be limited to a maximum of two (2) tenant spaces in the entire "Hartland Square" development. All other tenant spaces must have a minimum of one hundred (100) linear feet of building frontage and a minimum of eighteen thousand (18,000) square feet.*
 5. Mr. Eickhoff: Agree.

- c.
1. *It is a consensus of the PC to allow the brick behind the Meijer sign to be a lighter color brick as presented here this evening. The lighter color will not be split face block, but actual clay brick with a similar texture that is consistent with the other brick used on the building. This will allow for better visibility of the sign. The applicant will still be permitted a sign up to a maximum of one hundred-fifty (150) square feet and the dots of the "i" and "j" and the bottom hook of the "j" do not need to be included in the calculation when determining the square footage of the sign.*
 2. **Mr. Nowakowski:** We are not going to request that fuel prices be included on this sign. When the final design of that sign is completed it may include the word "gas".
4. **Lighting: (Page 8)**
- a. **Mr. Eickhoff:** We will fix it.
 - b. **Mr. Gallentine:** We have retailers that want 5.0 foot-candles in the parking lot.
Ms. Chesnut: We did not allow the increased light levels on the development across the street.
Commissioner Newsom: Supports the lower foot-candles.
Commissioner Voight: Suggests some lighting be turned off after hours.
Mr. Gallentine: We will have to add more poles in the lot to meet this requirement.
Mr. Nowkowski: Meijer wants more light.
Chairman Fox: What is the light level in the White Lake Meijer store?
Mr. Holmblade: Not sure.
Mr. Gallentine: We will turn the lights off one (1) hour after the center closes; excluding Meijer since it is open twenty-four (24) hours.
Ms. Chesnut: We do not have the exact numbers for the White Lake Meijer. However, we talked with White Lake Township and they are looking to limit their average foot-candles on each site to 2.0. So they are even lower than we are requesting. For example, in White Lake their Lowe's has 1.9 foot-candles, Kohl's is 2.3 and Copperfield Plaza is 2.58.
Mr. Eickhoff: We will find a way to make those numbers work.
 - c. **Mr. Gallentine:** We will comply.
 - d. *It is a consensus of the PC that the light levels on the White Lake Meijer gas station canopy are acceptable. Research will need to be done to determine exactly what foot-candle of lighting is on that canopy and the applicant will have to match it.*
Mr. Shull: Will personally research and make sure that they do not exceed those light levels.
5. **MDOT Stormwater Basin / Landscaping: (McKenna Review Letter-Page 8)**
Mr. Eickhoff: Yes, we will provide the specs.
6. **Comments from Other Reviewers (Preliminary Stage): (McKenna Review Letter-Page 8)**
Mr. Gallentine: Agree and are working on completing everything to their satisfaction.

ADDITIONAL PLANNING COMMISSION QUESTIONS & COMMENTS:

Commissioner Hopkins: What is happening with the Rovey Drive drainage?

Mr. Eickhoff: There is an under ground filtration system in the area north of Outlot #13. This will be included in the drainage easement. It will also accommodate any development that may be done in the upland area north of Rovey Drive. The existing wetland will not be disturbed.

Commissioner Hopkins: Is DEQ approval required to discharge to the wetland?

Mr. Schrauben: Yes, it will be included with the permit to install the retaining wall in that area.

Commissioner Hopkins: You will need a maintenance agreement for the underground system.

Mr. Eickhoff: It will be included with the PD.

Chairman Fox: Asked, since they have agreed to use the greater setbacks, whether in the Pattern Book or on the approved site plan, can they just eliminate the smaller setback to eliminate confusion later? In particular he is looking for an adjustment to the setback on Outlots #10 and #11 along Hartland Road, Outlots #12 thru #15 along M-59 and Outlot #15 along Clark Road. The site plan is designed with setbacks greater than the minimum (*more green space*) and it is deceiving when compared to the minimum setbacks allowed that are shown in the Pattern Book. He referenced site plan pages SP 1.04 & SP 1.07.

Mr. Eickhoff: Asked if it is our desire to have the Pattern Book match the amount of green space that they have shown on the site plan drawings?

Chairman Fox: Yes.

Mr. Eickhoff: We will change the Pattern Book to match what is shown on the site plan.

Commissioner Hopkins: Requested to see the "Fawn Ridge" screening cut-away drawings.

Mr. Eickhoff: Reviewed the screening and detailed drawings of the area. He stated that it was requested that they look at moving the retaining wall closer to the shopping center.

Mr. Rein: We reviewed that option with Amy and it caused the wall to get taller.

Ms. Chesnut: Agreed. It also eliminated some of the trees they are providing screening.

Commissioner Hopkins: Which building is the closest to your retaining wall?

Mr. Eickhoff: Building #3. The wall varies in height from five (5) feet to eleven (11) feet in height and we are planting eight (8), ten (10) and twelve (12) foot high trees on top of it.

Commissioner Rataj: What is the distance from your wall to building #3?

Mr. Rein: From our wall to the property line, approximately twelve (12) feet. From the property line to their building there is another fifteen (15) feet.

Commissioner Hopkins: What is your setback in this area?

Mr. Eickhoff: The requirement by Ordinance is twenty (20) feet. At our narrowest point we are at thirty-five (35) feet. At our greatest point it is close to fifty (50) feet.

Commissioner Hopkins: This issue started when building #3 in "Fawn Ridge" was allowed to be built fifteen (15) feet from their property line. He felt the applicant has done a good job in working with the situation.

Commissioner Newsom: Agree. If Outlots #1 and #2 change use, maybe there will be additional opportunities to increase the one hundred-fifty (150) plus feet from the property line to the closest building on your property.

Commissioner Crouse: Questioned the transition of the two retaining walls.

Mr. Eickhoff: They are offset from one another and there is a gap between them.

It is a consensus of the PC that the applicant has done a good job in solving the issue between "Fawn Ridge" Condominiums and the development.

Move resolution to recommend preliminary approval of the "Hartland Towne Square" Planned Development Project and Plan. Planned Development Application #439, subject to the following statements and conditions:

1. The applicant complies with the issues identified in the Williams & Works letter dated January 2, 2008 prior to final approval.
2. The applicant complies with the issues identified in the McKenna Associates letter dated December 27, 2007 prior to Township Board preliminary approval.
3. The M-59 road improvements as stated in the "Recognizable Benefits" must also include the landscaping of the boulevard and installation of irrigation within the boulevard. Such improvements must be submitted to MDOT and the Township for review and approval.
4. Agree to install colored concrete with a pattern in the pedestrian access points from the parking lots to the store entrances in Major "A" and "B". The other crosswalks will be striped with paint and the internal crosswalks within the site will be repainted at a minimum of every other year.

5. The standard delivery hours for the shopping center will be from 7 a.m. to 10 p.m. For Meijer only, there is an exception that two (2) delivery trucks per night will be permitted from 10 p.m. to 7 a.m. and no idling refrigeration trucks will be permitted for more than two (2) hours per night per truck.
6. The M-59 and US-23 water feature and sign proposed at this time is not approved, it be worked on further and approved at final, with the following parameters: The maximum sign height will be ten (10) feet, the maximum berm/water feature height will be eight (8) feet (total not to exceed eighteen (18) feet), and a maximum slope of four to one (4:1) will be used.
7. The signs in the retail areas, not including Major "A" or "B", in addition to what is in the McKenna letter dated December 27, 2007, will allow two (2) one hundred-fifty (150) square foot sign exemptions provided each tenant has a minimum of one hundred (100) feet of building frontage and fifteen thousand (15,000) square feet.
8. The applicant agrees to match the gas canopy lighting for the gas station/convenience store to the same lighting levels currently installed at the White Lake Meijer.
9. The applicant agrees to re-label the setbacks in the Pattern Book for Outlots #12 thru #15 along M-59, Outlot #15 along Clark Road and Outlots #10 and #11 along Hartland Road to reflect the setbacks as represented in the site plans (Pages SP 1.04 & SP 1.07).

Motion Hopkins. Second Newsom.

Roll Call Vote:

Commissioner Crouse - Yes.

Commissioner Newsom - Yes.

Commissioner Hopkins - Yes.

Chairman Fox - Yes.

Commissioner Killinger - Yes.

Commissioner Rataj - Yes.

Commissioner Voight - Yes.

Motion Carried. 7-0-0.

10. SITE PLAN APPLICATION #443 C

APPLICANT: FAIRWAY CONDOMINIUMS, LLC.

Construction of 145 units consisting of duplexes and townhouses, located on west side of Old 23, north of M-59 - Conceptual Review.

Present: *Kevin Wilson, DDC Group, Inc.*

Mark Johnson, Johnson Hill Land Ethics Studio (Planning Consultant)

Rashid Hatem, Mickalich & Associates, Inc. (Engineer)

Mr. Wilson: Reviewed the proposed development and described some of the changes they have made since the last PC meeting.

Chairman Fox: On the narrower roads, are you proposing to allow parking on both sides of the street?

Mr. Wilson: No. We will not encourage parking in the road but we will not prohibit it. The narrower streets will slow the traffic down.

Commissioner Crouse: If speed is a concern, how come you narrowed down roads like Spyglass Lane and Berkley Hill? They will not have as much traffic on them anyway.

Mr. Wilson: It is part of the design.

Chairman Fox: Do your parking calculations include street parking?

Mr. Wilson: No. All units have two (2) car garages and room for two (2) cars in the driveway.

Chairman Fox: Will cars block the sidewalk if they are parked in the driveway?

Mr. Wilson: No.

Ms. Chesnut: Clarified that while no parking is being proposed in the street, all of the driveway parking is located in the road right-of-way.

Mr. Wilson: True, front yard setbacks are four (4) to twelve (12) feet.

Chairman Fox: Stated that since the last meeting it looks like they have just moved the road right-of-way line out to accommodate the required right-of-way width, left the buildings where they were and reduced the front yard setbacks; therefore, requiring all cars that are parked in a driveway to actually be parked in the road right-of-way.

Mr. Wilson: Correct, outside of the two buildings that were mentioned earlier.

Mr. Johnson: The shape of the site prohibits larger setbacks.

Commissioner Hopkins: Would like to see a GIS photo with the site plan overlaid on it, to evaluate the impact to the natural features. On Page 10 of the prints, it looks like almost every tree is being cut down and the ones showing are on someone else's property.

Mr. Wilson: As far as trees, that is fairly correct.

Commissioner Hopkins: Thinks the entry gate should be pushed back from Old US-23 to allow more stacking of cars. You should also add a turn-around before the actual gate for those that determine they cannot get into the development.

Chairman Fox: Are the other homes in the Waldenwoods site, when developed, going to use this entrance?

Mr. Wilson: At certain points in the day.

Commissioner Hopkins: The portion along Waldenwoods Boulevard at the north end needs more creativity. Everything lined up looks to repetitive.

Mr. Wilson: If you would permit it, we could pull every other building forward five (5) feet closer to the road.

Commissioner Hopkins: That is not what I'm thinking. Maybe eliminating a building or two would provide more space to work with. That might allow some side entry garages. In regards to setbacks, as we saw here this evening with the previous applicant, the homeowners that buy in come back here later and ask why the Township ever allowed such small setbacks.

Mr. Wilson: The idea is that there will be deed restrictions on the golf course to keep it a golf course or open space forever.

Commissioner Hopkins: The engineer mentioned that you are not detaining all of your water.

Mr. Hatem: We are proposing two sedimentation basins that then drain into wetlands on others property.

Mr. Wilson: We will work with Mr. Crouse of Waldenwoods for a drainage easement.

Commissioner Hopkins: Due to very little parking for each unit, even Waldenwoods Boulevard should have restricted parking to one side of the road.

Mr. Wilson: Agreed.

Commissioner Crouse: Are you restricting parking on Spyglass Lane and Berkley Hills?

Mr. Wilson: There will be no parking on the twenty-four (24) foot wide and narrower roads or service drives.

Commissioner Crouse: Feels there is too much development for this site. He feels this because they need variances in every direction. He is concerned with natural features preservation. There may be a rolling topography when you are done but it will never be the same. The sixty-six (66) foot road right-of-way is right off of most of the front porches. He does not support the current plan for these reasons.

Mr. Wilson: Smaller front yard setbacks do not affect anyone but the people who live there. We will tell everyone what they are buying.

Chairman Fox: Where do you anticipate guests would park if they were visiting someone on Spyglass Lane since you will prohibit parking in the street?

Mr. Wilson: The guests will probably park in the street. We would just not encourage it.

Chairman Fox: Asked if the applicant was familiar with Oak Pointe? They have done a good job of saving trees and working with the topography. Have you looked at this site and tried to save anything?

Mr. Wilson: We built one phase in Oak Pointe. Their topography is not as extreme. Yes, we have evaluated this site many times. On other projects we have put in over one thousand trees. We may be able to dig some of the existing mature trees, move them and then replant them after the grading is done.

Commissioner Newsom: What is your demographic target?

Mr. Wilson: For the duplex, fifty to sixty-five year old empty nesters; town homes, late twenty's to early forty's, in need of two to three bedrooms.

Commissioner Hopkins: Will the north end of Waldenwoods Boulevard connect to a current road on the Waldenwoods property?

Mr. Wilson: Yes, with a gate for emergency access.

Chairman Fox: Agreed with the comments of the other Commissioners. He requests staff to verify the road width of the "Autumn Woods" and "Woodcliff" projects and forward that information to the PC. He asked PC members to drive though those developments, as a comparison for road width to determine if what is being proposed here is acceptable.

Commissioner Crouse: The "Recognizable Benefits" list provided looks like benefits for the residents of the development not the community.

Chairman Fox: A traffic study will be required. It will be interesting to see how that is done because this development is actually a major entrance to what could be over one thousand home sites within the whole Waldenwoods property. There may be an opportunity to look for recognizable benefits in this area after the traffic study is completed.

Commissioner Crouse: Questioned if the park areas are available to everyone in the community?

Commissioner Hopkins: Would like to see a sidewalk along the Old US-23 frontage to provide access from M-59 to the village. He also felt that the sidewalk within the development should connect to the one along Old US-23.

Mr. Wilson: That would require us to cut a fifteen (15) foot wide swath of trees down to accommodate the sidewalk.

Commissioner Hopkins: Felt that now is the time to install a sidewalk.

It is a consensus of the Planning Commission that the applicant has completed the "Conceptual Phase" of the Planned Development process with the Planning Commission.

11. **CALL TO THE PUBLIC:** *No one came forward.*

12. **PLANNER'S REPORT:** *None at this time.*

13. **COMMITTEE REPORTS:** *None at this time.*

14. **ADJOURNMENT:**

Move to adjourn the Planning Commission Meeting at 10:25 p.m.

Motion Hopkins. Second Newsom. Voice Vote. Motion Carried. 7-0-0.

This is a Draft until Final Approval.

Submitted by,

Leslie M. Sauerbrey
Recording Secretary

Laura J. Killinger
Planning Commission Secretary