

1. **CALL TO ORDER** – The meeting was called to order by Chairman Fountain.

**2. PLEDGE OF ALLEGIANCE**

3. **ROLL CALL** – Members present: Chairman Fountain, Vice Chairman Douglass, Secretary Kalenauskas, Commissioner Germane. Commissioner Petrucci, Commissioner Phillips and Commissioner Colaianne. Also present: Sally Hodges and Alexis Marcarello of McKenna Associates, Planner Scott Barb and Deputy ZA Lutz.

4. **APPROVAL OF NOVEMBER 18, 2004 PLANNING COMMISSION MEETING AGENDA** – Move to approve the November 18, 2004 Planning Commission meeting agenda as presented. Motion Colaianne. Second Phillips. Voice Vote. Motion Carried. 7-0-0.

5. **APPROVAL OF NOVEMBER 4, 2004 PLANNING COMMISSION MINUTES** – On page 2 Item #9 change the October date to September. Delete the sentence “ A resident spoke from the audience.”

Move to approve the November 4, 2004 Planning Commission minutes as corrected. Motion Phillips. Second Colaianne. Voice Vote. Motion Carried. 7-0-0.

6. **CALL TO THE PUBLIC** - There being no response, the call to the public was closed.

**PUBLIC HEARING**

**OLD AND NEW BUSINESS**

7. **APPLICANT: FOX BROTHERS CO. SITE PLAN APPLICATION # 371 MAJOR / MINOR CHANGE TO SITE PLAN #246 ZONED LI (LIGHT INDUSTRIAL)** – Steve Konieczny and Chris Fleck were present. This has been determined to be a major change. The plan would add 9000 ft. of storage to the site. The addition would have not plumbing, water or sanitary facilities. A berm is planned along Bergin Road with landscape screening. This will eliminate outside storage currently on the site that violates the ordinance.

There are several issues noted in the November 4, 2004 McKenna review. These include architectural standards, notes on the plan concerning signs and the prohibition of outside storage and the type of fencing used.

There is a November 16, 2004 letter from the Fire Authority on a lock box for the gate and the provision of a proper turning radius.

The natural vegetation on the north will remain and continue to grow.

There was discussion of methods that could be used to break up the very long line of the building that will be seen from Bergin Road ( about 550 ft. of straight wall). Gables, offsets, various building materials and landscaping could all be considered.

Commissioner Germane suggested enhancing the entrance of the building where there is the most visibility.

There were no elevations included with the packet for an unknown reason so the Commissioners would like to see those.

Move to postpone Fox Brothers Site Plan Application #371 for a major / minor change. Motion Colaianne. Second Kalenauskas. Voice Vote. Motion Carried. 7-0-0.

**8. APPLICANT: WALDEN & ASSOCIATES METES AND BOUNDS APPLICATION #717 SECTION 20 & 21 PDGC** – Jeff Thompson was present. These are the last of the available splits. They are the split for Target, 3 out parcels and the Phase 2 shops west of Target. Move to recommend approval for Metes and Bounds Application # 717 for Jeff Thompson / Walden & Associates per the State Land Division Act. Tax Id. # 08-20-100-014. Motion Phillips. Second Kalenauskas. Voice Vote. Motion Carried. 7-0-0.

**9. APPLICANT: MARSHALL BLAU / WIL-PRO DEVELOPMENT METES AND BOUNDS APPLICATION #718 SECTION 28 ZONED LI (LIGHT INDUSTRIAL)** – Mr. Blau was present. Move to recommend approval of Metes and Bounds Application #718 for Wil-Pro Development / Marshall Blau per the State Land Division Act. Tax Id. # 08-28-300-024. Motion Phillips. Second Petrucci. Voice Vote. Motion Carried. 7-0-0.

Commissioner Germane questioned the impact of the splits on the stormwater retention. Mr. Blau responded that the retention pond was sized to handle what is existing and what is proposed on parcels 1, 2 &3.

**10. APPLICANT: MICHIGAN REHAB SPECIALISTS SITE PLAN APPLICATION #377 SECTION 21 GC (GENERAL COMMERCIAL) PARCEL OFF LAKEVIEW 59 LLC SERVICE DRIVE** – Architect Tracey Ezell was present. Planner Barb stated that the 10 revisions required have been made. Chairman Fountain – The screening along the residential to the rear is very important. The pond screening is part of another site plan. Ms. Hodges requested that it be noted on the plan that the infrastructure must be complete before the rehab center opens. Mr. Ezell – Soffitt lighting has been added to illuminate the sidewalks. Move to recommend approval of Site Plan Application #377 for Michigan Rehabilitation Specialists in GC, a parcel off Lakeview 59 LLC service drive. Add notes as recommended by McKenna review letter dated October 26, 2004 item # 6 concerning the completion of amenities and infrastructure. The Township staff and Township Attorney should review the Parking Easement Agreement. Motion Colaianne. Second Kalenauskas. Voice Vote. Motion Carried. 7-0-0.

**11. APPLICANT: IVANHOE-HUNTLEY HOMES LLC PLANNED DEVELOPMENT APPLICATION #369-313 SECTION 29 REZONING APPLICATION #313 REZONING GC & PDMR TO PDMR IN CONJUNCTION WITH SITE PLAN APPLICATION #369 ROUND LAKE WOODS 216 MULTI FAMILY CONDOMINIUMS ( 18 BUILDINGS WITH 12 UNITS PER BUILDING)** - Paul Knute and Mark Highlen were present. This is a preliminary review of the planned development. Ms. Hodges summarized the November 15, 2004 McKenna review. This included fiscal impact analysis, completion schedule, units per acre, open space, wetland and lake protection, multiple family instead of general commercial, architectural standards, more details required, screening, landscaping, restoration of features, notes on prohibiting boat access and conservation easement.

Mr. Knute agreed with many of these items but reserved the right to consider further the plan to place a boardwalk / overlook / gazebo toward the lake. He pointed out that the footprint of the buildings was smaller than previously proposed.

Ms. Hodges pointed out that the items being required are called for in the ordinance and should be on the plan before it gets a recommendation to go to the Board.

Alan Green of Dykema Gossett stated that the preliminary review was needed to get reviews by other agencies.

Chairman Fountain advised completing the preliminary requirements in the McKenna review, creating a sample board of materials and meeting the requirements of the ordinance.

Ms. Hodges offered to work with Williams and Works on any outstanding issues.

Mr. Highlen – The Vortech system is more efficient than a natural detention pond. There will be a central detention pond in the middle of the buildings in addition to the Vortech system. The Vortech System will have to be maintained often during construction and about twice a year after construction is complete. Maintenance will be required in the planned development agreement, association responsibilities and budget. Mr. Knute agreed that the Township could be notified that the maintenance work was being done.

It appears that the Livingston County Road Commission did not notice the second entrance off Blaine Road. The applicant should follow up on this.

Move to postpone Planned Development Application #369-313 for Ivanhoe Huntley Round Lake Woods. Motion Germane. Second Colaianne. Voice Vote. Motion Carried. 7-0-0.

Recess: 9:57 p.m.

Resume: 10:05

**12. CALL TO THE PUBLIC** – Several residents addressed the Commission.

### **13. COMMITTEE REPORTS**

*Fountain* – The Board wants the Commission to proceed on keyholing. Commissioner Kalenauskas will be Chairman of the keyholing committee.

The McKenna planners left at 10:18 p.m.

*Colaianne* – The private road committee needs to meet. They are ready to prepare a draft.

*Kalenauskas* – Discussions have been held with the Clerk about removing her name from the Commission minutes. The Commission has the authority to set the parameters of their own minutes.

Move to authorize Secretary Kalenauskas to remove the Clerk's name from the Commission minutes. Motion Germane. Second Kalenauskas. Voice Vote. Motion Carried. 7-0-0.

*Petrucci* – Enjoyed working with the PC members and their commitment to quality.

*Douglass* – There has been a development meeting with Hartland Glens golf course about a future active adult retirement community.

*Phillips* – Thanks to all Commissioners. It was a good group to work with.

*Germane* – The cable tv studio recorded a public service announcement about the December 6, 2004 meeting at the Music Hall on erosion and drainage.

Commissioner Colaianne will continue with his review of the by-laws.

**14. ADJOURNMENT – Move to adjourn. Motion Kalenauskas. Second Germane. Voice Vote. Motion Carried. 6-1-0. Nay Germane.**

The meeting adjourned at 10:34 p.m.

These minutes are a preliminary draft until final approval.

Submitted by,



D. Kalenauskas  
Planning Commission Secretary

Next Meetings – December 6, 2004 @ 7:00 p.m. Music Hall  
December 9, 2004 @ 7:30 p.m.  
December 16, 2004 @ 7:30 p.m.