

These are the minutes of the February 9, 2006 Planning Commission meeting.

Meeting called to order at 7:30 p.m. by Chairman Shields.

Present: Shields, Heasley, Parmelee, Myers, Demaray, Coffey, Davis and Mark Sisson.

Absent: none

Davis made a motion to approve the January 5, 2006 and January 26, 2006 minutes as presented, Coffey seconded, motion carried.

Triple K Development is requesting Step II Site Condo Review tonight for the 42 unit residential development located on 138<sup>th</sup> Ave., near 28<sup>th</sup> St., being 80 acres in size. Ron Van Single from Nederveld Assoc., Inc. presented to the PC the progress being made. All four test wells came back positive. They will have Health Dept. Approval in about two weeks. The Road Commission approved both drives and will be issuing the permits. They have submitted the storm water drain plan to the Drain Commission and that has been verbally approved. They will be applying for a permit for the small gazebo placed on the property near the river. They also sent out letters to the utility companies, schools, etc.

A draft of the association by-laws is done. The applicant is still waiting on township board approval for the contact zoning. When that is complete, they will present a draft of the by-laws to Mark.

The question was raised if the road "stub" by lot 1 should be required to have a turnaround. The Fire Department will need to address this concern and determine if a turnaround is necessary for fire protection.

It was noted that Step I approval was never formally obtained from the PC. Therefore Myers made a motion to approve Step I site condominium approval, Coffey seconded, motion carried. This approval is void should the township board not approve the conditional zoning.

Parmelee then made a motion to open the public hearing for Step II site condo approval, Davis seconded, motion carried.

Mark Sisson noted that the applicant needs to get all the proper approvals in writing and the master deed so the PC can make sure all issues are addressed.

Ron Van Single responded that indication from the health, road & drain commissions were all positive and they are confident they will get the necessary approvals.

Public Comment:

Ray Feltenbarger has a concern of the sprinkler system and water run off.

Ron Van Single responded that there are two options being considered: either each home will sprinkle from their own individual well, or they will put in one bigger well to satisfy sprinkling for the entire development. The common areas will have their own sprinkling system to keep the areas green per the requirements.

Otto (Sonny) Beard: he has adjoining land and is concerned of trespassing onto his land. He feels that if the kids/adults in the development go down to the river and the planned gazebo, they will trespass onto his property. Are you going to put up a fence? Also he's concerned of water runoffs in the back 16 acres of the development.

Mark questioned the condition of the river. If the gazebo is placed near the river, is the river accessible for people to go swimming, canoeing, and where will the people be going into the water?

Hunting was questioned but that will not be affected.

The extra right-of-way along 138<sup>th</sup> Ave. Was discussed. Although it is not required at the present time, they may want to address this now.

Berl Brenner commented that the underground utilities was not a good idea.

In summary, the following issues should be addressed for Step II approval:

- Trespass issue
- Written approvals
- Master Deed & restrictions
- Future right-of-way

Parmelee made a motion to table the request, Davis seconded, motion carried. This will be tabled to the March meeting.

Shields noted that the SUP for Jesse Demaray is still on the table until further notice.

Amy R. Weber de Ortiz is requesting a Special Use Permit to place temporary housing for an aged relative at 2935 140<sup>th</sup> Ave., Dorr, MI, parcel 0319-022-013-00. Inasmuch as the mobile home is sub-standard in size, this request, if approved, will also be brought before the ZBA for a variance for size of structure and that it be allowed to exist unassociated with a principal dwelling. (Refer to memo dated February 8, 2006 from Mark Sisson attached hereto) This dwelling has been in existence at its current location for at least two years. The occupant is a single elderly gentleman and the co-applicant lives a few miles away and regularly visits and provides assistance to him. She also has general power of attorney for him.

The question was raised how will the removal of the dwelling be enforced once it is no longer needed? Should we require a bond or letter of credit?

Amy stated that when her uncle dies, she will sell the dwelling. It is a "park" model and shouldn't be too hard to sell with Sandy Pines nearby.

Vicki Blakeslee has lived next to Eldon for 30 years and has no problem with it. It is isolated, no one can see it, and there are no problems.

After further discussion, Davis made a motion to approve the SUP with the condition that when he is deceased, the dwelling must be removed within 90 days. Coffey seconded, motion carried.

Home Occupation update: The PC will meet with the Township Board following the March meeting to discuss enforcement of the ordinance before the PC goes any further.

Mark Sisson also added that it would be good for each PC member to attend at least one planning commission seminar this year. The Township should cover the cost.

Myers made a motion to adjourn, Coffey seconded, motion carried. Meeting

adjourned at 8:35 p.m.

Submitted by,

Cris Heasley, Secretary  
Salem Township Planning Commission