

## CHARTER TOWNSHIP OF YORK PLANNING COMMISSION REGULAR MEETING MINUTES

SEPTEMBER 10, 2018

York Township Hall, 11560 Stony Creek Rd., Milan, Mi. 48160

Member Jane Kartje, in the absence of Chairman Cupka, called the meeting to order at 7:30 p.m. Member Kartje invited everyone to join the Commissioners in reciting the Pledge to the American Flag, then asked that a member take minutes of the meeting in absence of Member Tom Gary. Frank Rochowiak stated he would do so.

Roll Call: John Hargrove, Mitch Gasche, Jane Kartje, Frank Rochowiak. Absent: Dick Cupka, Tom Gary, Paolo Visioni. Quorum present.

Approval of Agenda. Motion by Gasche, Seconded by Hargrove to approve the September 10, 2018 Regular Meeting Agenda, as presented. Discussion: none. Voice Vote: 4-0-3. Carried.

Approval of Minutes. Motion by Gasche, Seconded by Rochowiak, to approve the August 13, 2018 Regular Meeting minutes, as presented. Discussion: most recent presented. Voice Vote: 4-0-3. Carried.

Call to Public: No comments heard.

Correspondence: *Planning and Zoning News*, September issue.

Reports:

Chairperson, Dick Cupka. None.

Township Board Representative, John Hargrove. Gave overview of August meeting, see Board minutes.

Zoning Board of Appeals Representative, Jane Kartje. No August meeting.

Planning Consultant, Paul Lippens. Reports within agenda items.

Engineering Consultant, Mike Peterson presented the newest Zoning Map, worked with Clerk to make 2 changes; advised Todd Pascoe to take one set of plans that's missing seal/his signature & return.

Township Committees: None; Township Officials: None present.

**NEW BUSINESS: None.**

**OLD BUSINESS:**

### **Saline Valley Farms Phase 4, Final Site Plan & Private Road application**

Consultants' reports. Planning Consultant Lippens: a few minor items listed on his August 7, 2018 report as conditions of final site plan approval. Engineering Consultant Peterson: a few minor items cited in his August 28, 2018 report. (*included with minutes*)

Applicant's Engineer Pascoe: they hope the private road application could move forward to the Board and that they could submit a revised final site plan to address the contingencies.

Commissioners: wait until revised plan has been submitted and reviewed by Consultants, discuss at October meeting; have a resolution to approve ready; conditions must be met and monitored by the PC; Both consultants are fine with approving with contingencies providing the revised plan is submitted for approval; Mike advised that anything still missing would be addressed at the pre-construction meeting. PC: when can they realistically begin building homes – Mr. Pascoe stated at least after the start of 2019.

Moved by Gasche to approve Saline Valley Farms PUD, Phase 4 Final Site Plan based on conditions laid out in communications from Township Planning Consultant Lippens dated August 7, 2018 & Township Engineering Consultant Peterson dated August 28, 2018; that those conditions be met prior to the 10/9/2018 Township Board meeting; revised site plan must be completed and submitted in time for review prior to the October Board meeting; and Planning Commission has reviewed the Final Site Plan according to the Standards and has found it to be consistent with Section 17.13 of the Charter Township Zoning Ordinance and the Standards, A – O, therein.

Seconded by Hargrove. Discussion: none further. Roll Call Vote: Hargrove, Aye; Gasche, Aye; Kartje, Aye; Rochowiak, Aye; Nay: none; Absent: Cupka, Gary, Visioni. Carried 4-0-3.

Private Road Application: Moved by Gasche to recommend to the Charter Township of York Board of Trustees to approve the Private Road application for Saline Valley Farms PUD, Phase 4, based on submittal of revised plans with all changes according to the comments provided by our consultants,

dated August 7, 2018 from our Planning Consultant and August 28, 2018 from our Engineering Consultant and these plans are submitted for review in accordance with our Ordinance and at least ten days in advance of the Board of Trustees October 9, 2018 meeting. Seconded by Hargrove. Discussion: none further. Roll Call Vote: Hargrove, Aye; Gasche, Aye; Kartje, Aye; Rochowiak, Aye; Nay: none; Absent: Cupka, Gary, Visioni. Carried 4-0-3.

#### **Proposed Himawari Day Care Special Use Permit and Revised Site Plan Review**

Applicant Ted Delphia spoke briefly about the delay in submitting current revised plans of the combination of Special Use Permit and site plan.

Consultants' reports (*included with minutes*): Planner Lippens reviewed his August 27, 2018 report, project last addressed at the January PC meeting; additional data was needed, some addressed, some not; review items 1-11 and his recommendations. Engineering Consultant Peterson reported on his September 7, 2018 letter, items 1-7 reviewed and his recommendations discussed. He's not opposed to leaving the parking areas gravel.

Discussion: road safety for current residents; Mr. Delphia has met with the Road Commission. Paul: possibly pre-existing non-conformity not worsened by this proposal; possible variance required concerning the parking lot; pave it/variance to not pave; PC visit the site to make determination about conformity; pros & cons of proposed geo-grid gravel system v. paving discussed; their Engineer should prove that this new technology works for the site if that's what they want to use.

Moved by Kartje, Seconded by Hargrove to table to the October 22, 2018 Regular meeting, the proposed Himawari Day Care Special Use Permit and Site Plan to allow for additional information to be presented. Discussion: none further. Voice Vote: Aye: 4; Nay: 0; Absent: 3. Carried 4-0-3.

#### **Faust Acres PUD, Preliminary Site Plan**

Project Engineer Todd Pascoe will submit a revised preliminary plan. Planner Lippens: August 7, 2018 report reviewed: six items listed to be addressed before moving forward. Engineer Peterson: reviewed his August 30, 2018 report, recommends moving the project forward. (*reports included with minutes*)

Moved by Rochowiak, Seconded by Hargrove to have on the October 22, 2018 Regular meeting agenda awaiting the additional information needed to make a decision. Discussion: none further. Voice Vote: Aye: 4; Nay: 0; Absent: 3. Carried 4-0-3

#### **Deer Ridge Site Condominium, Phase 2, Final Site Plan/Private Road Application**

Applicant to submit revised Final Site Plan to the Clerk's office. Engineer Peterson: regarding the June plan, he didn't have any issues, reiterated that two lots on the site with severe grades will need to be tailored to the steep hill; the re-phasing, from 2 to 4, makes more sense. No action taken at this time.

#### **Continued Work/Discussion on Master Plan Update**

Planner Lippens gave overview of tentative next steps he had provided to the Commissioners: Chapter 1-3: Sept. 10<sup>th</sup>; Chapter 4-5: Oct. 22<sup>nd</sup>; Chapter 6-9: Nov. 26<sup>th</sup>; Chapter 10-12: Dec. 11; better to have all Commissioners present for discussion; all Commissioners should review, give some thought to everything submitted and be prepared for discussion of Chapters 1 through 5 at the October 22<sup>nd</sup> meeting.

Final Call to Public: No comments. Next Regular Meetings: 10/22/18 and 11/26/18 at 7:30 p.m.

Motion by Hargrove, Seconded by Gasche to adjourn the meeting at 9:10 p.m. Discussion: Commissioner Kartje thanked everyone for their help with tonight's meeting. Voice Vote: Aye: 4; Nay: 0; Absent: 3.

Respectfully submitted,

Frank Rochowiak, Acting Planning Commission Secretary