

## **BROWNSTOWN TOWNSHIP PLANNING COMMISSION MEETING**

**Monday, June 14, 2010**

The meeting of the Charter Township of Brownstown Planning Commission was held in the Brownstown Township Hall, 21313 Telegraph Road, Brownstown, MI 48183 on Monday, June 14, 2010. Chairman Zurawski called the meeting to order at 7:00 P.M. followed by the Pledge of Allegiance.

**PRESENT:** Chairman Zurawski, Members Allen, Armatis, Chapman, Knappmann, and Shastal and Taft. Also present were Township Planner Borden and Economic Development Manager DiSanto.

**ABSENT:** None

### **AGENDA APPROVAL:**

Motion by Chapman, supported by Allen, to approve the Planning Commission Agenda of June 14, 2010. All voting aye.

### **MINUTE APPROVAL:**

Motion by Chapman, supported by Armatis, to approve the Planning Commission minutes of May 24, 2010 as submitted. Ayes: Allen, Armatis, Chapman, Knappmann, Shastal, Zurawski Nays: none Abstain: Taft Motion Carried.

### **Woodberry Village Condominiums Site Plan Review**

Request for development of 153 attached single family residential units in an R-2 zoning district, north of Sibley and east of Beech Daly, Parcel ID 70 013 99 0001 702 and 70 013 99 0004 703. submitted by MJC Woodberry, LLC, 46600 Romeo Plank, Suite 5, Macomb, MI. Shamik Tripathi and Steve Neper were present regarding this request.

Borden stated that some of the unit sizes in his review and on the site plan should be revised to reflect the reduced minimum size approved by the Zoning Board of Appeals. Given the large portion of wetland limitations on this site, the Commission should carefully consider the ordinance changes that have been made since the original submission of this site plan.

Several points of discussion included the following: The berm requirement for "major roadways", the 8 foot pathway requirement, landscaping requirements and sign and lighting detail requirements.

Motion by Taft, supported by Armatis, to recommend approval of the site plan with minimum unit size corrected to reflect 1179 square feet, waiving the berm requirement, allowance of a 5 foot sidewalk, in lieu of an 8 foot pathway, cobblestone in the island instead of landscaping, street width as submitted and the applicant will work with DiSanto on placement of 4 additional lights. All voting aye.

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**James Brothers – Doggie Day Care**

Members discussed the subject of managing the dog waste in the exterior. A solid concrete slab with a drain to the storm sewer would not be acceptable to DPW. A brick paver and grass checkerboard pattern should be acceptable to the American Kennel Association. All of the American Kennel requirements would be met.

**Staff Report:**

Several other past submissions will be revisited in the coming meetings to follow up on any unfinished business.

The Downtown Development Authority is awaiting a permit to construct a bike path from Dawnshire Subdivision to Allen Road.

**Administrative Review:** (none)

**Public Forum:** (none)

**Adjournment:** Motion by Chapman, supported by Allen, to adjourn meeting at 8:55 P.M. All voting aye.

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David G. Zurawski Sr., Chairman

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