

BROWNSTOWN TOWNSHIP PLANNING COMMISSION MEETING

Monday, February 25, 2013

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, February 25, 2013. Chairman Zurawski called the meeting to order at 7:00 P.M. followed by the Pledge of Allegiance.

PRESENT: Chairman Zurawski, Members Allen, Armatis, Bober, Chapman, and Walters. Also present were LSL Planner Borden and Economic Development Manager DiSanto.

EXCUSED: Knappmann

AGENDA APPROVAL:

Motion by Chapman, supported by Allen, to approve the Planning Commission Agenda of February 25, 2013, as submitted. All present voting aye.

MINUTE APPROVAL:

Motion by Chapman, supported by Armatis, to approve the Planning Commission Minutes of January 28, 2013 as submitted. All present voting aye.

Public Hearing for Special Conditional Use for a 1,000 gallon Propane Tank at 20176 Dix-Toledo Rd, Brownstown, MI 48183, Parcel #70-030-99-0027-707, for Wallace's Superior Outdoor Services, Incorporated.

Motion by Walters, supported by Armatis to open the Public Hearing.

Craig Wallace of Wallace's Superior Outdoor Services, Incorporated was present regarding this request.

John Urban, 28876 Coleman, Grosse Ile, had questions regarding this request.

Motion by Bober, supported by Allen to close the Public Hearing.

Borden offered comments on the request, reminding the Commissioners that Site Plan Review will still be required, provided that the Township Board grants their approval.

Motion by Chapman, supported by Bober to recommend approval for Special Conditional Use for a 1,000 gallon Propane Tank at 20176 Dix-Toledo Rd, Brownstown, MI 48183, Parcel #70-030-99-0027-707, for Wallace's Superior Outdoor Services, Inc. All present voting aye.

Site Plan Amendment for The Townes at Bridgewater Planned Unit Development Phase 1A, submitted by Pulte Land Company, 100 Bloomfield Hills Pwk, Suite 300, Bloomfield Hills, Michigan, 48304. Matt Diffin of Diffin-Umlor & Associates was present, representing Pulte Land Company, to give a brief presentation.

Borden had additional comments from his review.

The development was originally approved for 620 lots; however, due to wetland issues, 5 lots were lost. The proposed amendment reduces the size of 21 existing lots, creating room for 5 new lots. This will not impact the utilities, roadways or open space. The proposed amendment will also create a nice transition between the attached condos and the smaller homes on Rock Lake Court. There seems to be a demand for the smaller homes at this time and they will fit well within the setback requirements of the smaller lots.

It was also noted that since none of the larger lots behind the proposed changes have homes on them at this time, future home owners will be well aware of the smaller product behind their units before they purchase.

Motion by Armatis, supported by Chapman to recommend approval of the Bridgewater Phase 1 A, Planned Unit Development Amendment request with the notation that upon Township Board approval, the PUD and condominium documents will be properly recorded with the Wayne County Register of Deeds.

Staff Report: None.

Administrative Review: None.

Public Forum:

Adjournment: Motion by Chapman, supported by Bober, to adjourn meeting at 7:25 P.M. All voting aye.

David G. Zurawski Sr., Chairman

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