

**BROWNSTOWN TOWNSHIP PLANNING COMMISSION
SPECIAL MEETING**

Wednesday, September 4, 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 Wednesday, September 4, 2013. Chairman Zurawski called the meeting to order at 5:00 P.M.

PRESENT: Chairman Zurawski, Members Allen, Armatis, Bober, Chapman, and Walters. Also present were Economic Development Manager DiSanto and Downtown Development Authority Assistant Directors Gustafsson and Trussell

ABSENT AND EXCUSED: Knappmann

AGENDA APPROVAL:

Motion by Chapman, supported by Bober, to approve the Planning Commission Agenda of September 4 2013, as submitted. All voting aye.

MINUTE APPROVAL:

Motion by Allen, supported by Armatis, to approve the Planning Commission Minutes of August 26, 2013, as submitted. All present voting aye.

Site Plan Approval – Red Hawk Landing, a 115 unit Multi-Family Development proposed for the Town Center area, Phase I, at the northwest corner of West Road and Telegraph Road, tabled from August 26, 2013.

Richard Batt and John Lateulere of Redwood Development were present to respond to any concerns. Gustafsson summarized the culmination concerns from previous meetings and LSL Site Plan Review #2, and the changes that are being suggested. These are all outlined in his review summary letter to the Commission dated September 3, 2013.

Members discussed sidewalk, irrigation and building architecture concerns and the need for the project to have an impressive visual draw because of the location in the Town Center area. Bober and Chapman presented pictures that were taken of Redwood Developments in Perrysburg, Ohio and other locations that they had visited since the last meeting.

Members were advised of the seven items that will require a variance from the Zoning Board of Appeals. Motion by Allen, supported by Bober, to recommend site plan approval contingent upon Zoning Board of Appeals approval of the following: Building height, parking, garages, road width, right-of-way width, sidewalks and street lighting with the additional notations that the stone front on the garage would be reduced to 2' around the building sides and front entryways with varied colors of siding on the front, sidewalk locations will be evaluated on one side of the roadway, and the applicant revise the site plan per review summary dated September 3, 2013. All present voting aye.

Staff Report – none

Administrative Review – none

Public Forum - none

Adjournment: Motion by Chapman, supported by Walters, to adjourn meeting at 6:38P.M. All present voting aye.

lap

David Zurawski, Chairman