

BROWNSTOWN TOWNSHIP PLANNING COMMISSION

Monday, March 24, 2014

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, March 24, 2014. Chairman Chapman called the meeting to order at 7:00 p.m.

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

EXCUSED: Armatis

AGENDA APPROVAL:

Motion by Bober, supported by Allen, to approve the Planning Commission Agenda of March 24, 2014. All voting aye.

MINUTE APPROVAL:

Motion by Allen, supported by Walters, to approve the Planning Commission Minutes of February 24, 2014, as submitted. All voting aye.

Preliminary Site Plan Review – Peninsula Ridge, submitted by Redwood Acquisition, LLC, 23775 Commerce Park, Suite 7, Beachwood, OH 44122 for a proposed Open Space Cluster Housing Apartment Community on the south side of West Road, west of Telegraph, parcel numbers 70-060-99-0008-001, 70-060-99-0009-004, . 70-060-99-0006-001, 70-060-99-0003-002, 70-060-99-0002-703, 70-060-99-0002-705 and 70-059-99-0038-003. Richard Batt and Kellie McIvor were present representing Redwood.

DiSanto introduced Batt and McIvor of Redwood . Batt gave an overall presentation of the project, including a brief history of the property. The project is attached single family cluster housing rental units with up to 6 units per building. The property does have wetlands. 139 units are proposed for the 50 acre parcels. The previous project had 125 units on 15 acres. He also explained the possible need for variances including then number of units included in the cluster, the common party wall staggering requirement and possibly the 100 ft setback.

Concerns were addressed regarding traffic flow, density and buffering. Borden suggested that members review section 3.05 of the zoning ordinance prior to the next meeting. Borden also reminded the applicant that a permit will be required from the Department of Environmental Quality and that there is a preservation and maintenance requirement for certain portions to be dedicated and protected. Other wetland issues were discussed, such as endangered plant species and access to detention basins.

Members were not opposed to the overall concept of the cluster housing. Chairman Chapman was excused at 7:35 P.M.

Staff Report : none

Administrative Review: none

Public Forum: none

Adjournment: Motion by Bober, supported by Knappmann, to adjourn meeting at 7:45P.M. All present voting aye.