

BROWNSTOWN TOWNSHIP PLANNING COMMISSION

Monday, April 14, 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, April 14, 2014. Chairman Chapman called the meeting to order at 7:00 p.m.

PRESENT: Chairman Chapman, Members Allen, Armatis, Bober, Hussey and Knappmann. Also present was Economic Development Manager DiSanto.

EXCUSED: Walters

AGENDA APPROVAL:

Motion by Bober, supported by Allen, to approve the Planning Commission Agenda of April 14, 2014. All voting aye.

MINUTE APPROVAL:

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

Public Hearing – Special Land Use request, 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, known as Peninsula Ridge. Richard Batt and Kellie McIvor were present representing Redwood.

Motion by Bober, supported by Knappmann to open the Public Hearing. All voting aye.

Mr. Batt described the project, in detail, with the use of visual aids. The project is a rental community consisting of single story housing units, each containing 2 bedrooms, 2 baths and 2 car garages. The purpose for requesting the cluster housing option serves a dual purpose, providing greater density (in a community that typically houses 1.7 people per unit) and providing more open space. He also described the market research that was used to determine that this was a good location for the development.

The following people voiced concerns about the project:

Anna Thomas, 24826 Joyce Road, Brownstown
Jason Motlagh, 22674 Sherry Drive, Brownstown
Brian Rogers, 24634 Joyce Road, Brownstown
Angela Calimazzo, 24706 Joyce Road, Brownstown
Christian Gouin, 24618 Joyce Road, Brownstown
Michelle Schmittou, 24692 Timber Ridge Trail, Brownstown
David Bielec, 25099 West Road, Brownstown
Richard Bielec, 25041 West Road, Brownstown
Shawn Falwell, 25075 West Road, Brownstown
Jeff Perkins, 24706 Joyce Road, Brownstown
Jennifer Bullard, 24652 Joyce Road, Brownstown
Mark Phillips, 22795 Fox Chase Lane, Brownstown

DiSanto thanked the residents for their time and professionalism. In response to some of the concerns, he stated that although federal guidelines prohibit age restrictions because this is a rental community, the product naturally attracts empty nesters and professionals by having only 2 bedroom units and no recreational amenities.
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He also responded to the traffic concerns and stated that those that were outside of the Township's control could be addressed to Michigan Department of Transportation.

Mr. Batt returned to address concerns about buffering, flooding, traffic and sustainability. Redwood prefers to include mature trees and add evergreens in their buffering landscape, as opposed to creating a berm. He stated that although they are more than willing to set up a meeting time with the local residents to discuss this issue, finding a resolution to please all of the residents would be impossible.

He also stated that a traffic study would be completed to address potential traffic issues and the State and County would determine the outcome. The developer is subject to whatever they impose. The same is true for the drainage concerns. The final site plan will have to be approved not only by the Planning Commission, but by engineers hired by the developer, Township Engineers and the State/County. A Michigan Department of Environmental Quality permit would likely be necessary, as well.

82% of the 52 acre parcel would be preserved as either a conservation easement or permanent park area.

Garbage pick-up will be curbside and the plans will include a cul-de-sac for garbage trucks as well as fire trucks to turn around at the end of each street.

Joyce Road will never be a "through" street.

Batt also provided statistics and explained that the extensive research shows that the long term trend supports the viability of this project. Rents in the other projects have increased in other communities because of the high demand for the product.

Motion by Allen, supported by Armatis, to close the Public Hearing. All voting aye.

Motion by Armatis, supported by Allen, to recommend approval to the Township Board of the Special Land Use request, submitted by Redwood Acquisition, LLC, 23775 Commerce Park, Suite 7, Beachwood, OH 44122 for an Open Space Cluster Housing option on, 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 with the notations that Redwood will schedule a meeting for further discussion of site plan concerns with residents, and obtain a crime report and traffic study. All present voting aye.

Public Hearing – Special Land Use approval for a proposed Montessori School on the east side of Allen Road, north of 19723 Allen Road, parcel #70-036-01-0001-000, submitted by Marie Liburdi, Children's Place Montessori, 19117 Allen Road, Brownstown, Michigan, 48183 Michael Brock, Hennessy Engineers, was present representing Children's Place Montessori.

Motion by Armatis, supported by Bober, to open the Public Hearing. All voting aye.

Mr. Brock gave a description of The Children's Place Montessori and the proposed new building. He informed the Commission of a few changes that have been made since the March 28, 2014 LSL Review letter and stated that the Soil Erosion permit is underway.

Jason Motlagh, 22674 Sherry Drive, Brownstown had comments regarding this proposal.

Motion by Allen, supported by Armatis, to close the Public Hearing. All voting aye.

Motion by Bober, supported by Armatis, to recommend approval to the Township Board of the Special Land Use request for a proposed Montessori School on parcel #70-036-01-0001-000, submitted by Marie Liburdi, Children's Place Montessori, 19117 Allen Road, Brownstown, Michigan, 48183. All present voting aye.

Schedule Public Hearing for Special Land Use of a proposed Auto Care facility on parcel number 70-031-02-0020-000, requested by Downriver Complete Auto Care, 20100 Trentwood Court, Brownstown, MI 48183

Motion by Armatis, supported by Allen, to schedule a Public Hearing on April 28, 2014 for Special Land Use for a proposed Auto Care facility for minor repair of personal and commercial light duty vehicles in an I-1 zoning district, parcel number 70-031-02-0010-000 for Downriver Complete Auto Care, 20100 Trentwood Court, Brownstown, MI 48183. All voting aye.

Schedule Public Hearing for Special Land Use approval for proposed outdoor seating at Big Al's Sports Grill, 34927 West Jefferson, located in a B-1 zoning district, parcel number 70-171-04-0049-300.

Motion by Knappmann, supported by Allen, to schedule Public Hearing on April 28 for Special Land Use approval of proposed outdoor seating at Big Al's Sports Grill, 34927 West Jefferson, located in a B-1 zoning district, parcel number 70-171-04-0049-300. All voting aye.

Staff Report: none

Administrative Review: none

Public Forum: none

Adjournment: Motion by Armatis, supported by Allen, to adjourn meeting at 8:45P.M. All present voting aye.

lap

David Chapman, Chairman