

BROWNSTOWN TOWNSHIP PLANNING COMMISSION

Monday, May 12, 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, May 12, 2014. Chairman Chapman called the meeting to order at 7:05 p.m.

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

EXCUSED: Armatis

AGENDA APPROVAL:

Motion by Allen, supported by Bober, to approve the Planning Commission Agenda of May 12, 2014. All voting aye.

MINUTE APPROVAL:

Motion by Bober, supported by Knappmann, to approve the Planning Commission Minutes of April 28, 2014, as submitted. All voting aye.

Site Plan Review for a proposed Open Space Cluster Option 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, submitted by Redwood Acquisition, LLC, 23775 Commerce Park, Suite 7, Beachwood, OH 44122. Richard Batt and Kellie McIvor of Redwood Acquisition were present regarding this request.

Mr. Batt reviewed some of the changes to the site plan that resulted from the neighborhood meeting held on April 23, 2014, including the additional thirty foot landscape buffer behind and next to the properties on Joyce Road. He also stated that a Traffic Impact Study is underway.

Members were given an opportunity for questions and Borden discussed his review and noted that per the Township Ordinance, internal walkways (sidewalks) would not be required for this development. Mr. Batt also noted that these communities do not allow parking in the street and the roads which are private, are wider than what is required. Most of their communities have very few children and they have never had an incident related to the lack of sidewalks.

Regarding the street lights, the lighting from the carriage lights on the garages is usually sufficient. It is likely a street light will be added at the main entrance.

Motion by Knappmann, supported by Bober to recommend site plan approval to the Township Board for the Open Space Cluster Apartment Community 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 known as **Peninsula Ridge**, contingent upon the following items being approved prior to construction: 1. Color scheme, 2. Landscape final plans, 3. Method of Open Space Preservation, 4. Street light, 5. Michigan Department of Environmental Quality approval, 6. Fire and Engineering approvals, 7. Zoning Board of Appeals approval. All present voting aye.

Administrative Review: none

Public Forum: Robert Thomas, 24826 Joyce Road, spoke regarding Peninsula Ridge.

Adjournment: Motion by Bober, supported by Knappmann, to adjourn meeting at 7:48 p.m. All present voting aye.