

BROWNSTOWN TOWNSHIP PLANNING COMMISSION

Monday, December 14, 2015

The meeting of the Charter Township of Brownstown Planning Commission was held in the Brownstown Township, 21313 Telegraph Road, Brownstown, Michigan 48183 on Monday, December 14, 2015.

Chairman Chapman called the meeting to order at 7:00 p.m.

PRESENT: Chairman Chapman, Members: Allen, Armatis, Bober, Hussey, and Walters Also present were LSL Planner Borden and Downtown Development Authority Assistant Director Gustafsson

EXCUSED: Knappmann.

ABSENT: Walters.

AGENDA APPROVAL: Motion by Bober, supported by Allen, to approve the Planning Commission Agenda of December 14, 2015. All voting aye.

MINUTE APPROVAL: Motion by Allen, supported by Bober, to approve the Planning Commission Minutes of October 13, 2015, as submitted. All voting aye.

Site Plan Review: Stratford Village – Proposed apartment buildings in a B-1 Local Business zoning district, located on the east side of Dix-Toledo between King Road and Interstate I-75, submitted for King Road Ventures LLC, 30100 Telegraph Road, Bingham Farms, MI 48025

Charles DiMaggio, King Road Ventures, LLC was present along with George Ostrowski, Landscape Architect, Nowak and Frause. DiMaggio briefly described the proposal and presented building color samples. The building design is very similar to the existing buildings. The most notable difference is the balconies are internal to the buildings. This will cut construction costs and eliminates potential fire hazards associated with outdoor grills, which are prohibited.

Borden quickly summarized his review. Most of the standards were in compliance. A waiver from buffer zone requirements along the north and east property lines was requested since the adjacent property is MDOT right-of-way and contains wetlands. In addition, the landscape buffer width along the southwest property line does not meet zoning ordinance requirements. The applicant proposes to install a 6 foot vinyl fence to preserve existing trees. The Planning Commission accepted both the waiver and the fence. The berm and landscaping proposed for the frontage along Dix-Toledo was discussed and explained to the satisfaction of members of the commission. The applicant will work with the Building Department to determine the location of barrier-free parking spaces.

Motion of Bober, supported by Allen to approve the proposed site plan for Stratford Village 140 unit apartment building development in a B-1 Local Business zoning district, located on the east side of Dix-Toledo between King Road and Interstate I-75 as submitted with the exception of a 5 foot sidewalk approved in lieu of the 8 foot path requirement, in addition, the commission recommends approval of the removal of the 4 landmark trees as noted on sheet L1, subject to the approval of the Township Board. All present voting aye.

Staff Report: Gustafsson reported the Downtown Development Authority and Township Board approval on the sale of 28 acres in the Town Center area for development. Hussey and Bober volunteered to participate in the sub-committee for this project.

Administrative Review: None.

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Public Forum: None.

Adjournment: Motion by Armatis, supported by Allen, to adjourn the meeting at 7:24 p.m. All voting aye.

David Chapman, Chairman

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