

MINUTES

**CHARTER TOWNSHIP OF BRIGHTON
PLANNING COMMISSION
4363 BUNO ROAD
BRIGHTON, MI 48114**

**OCTOBER 24, 2016
SPECIAL MEETING
7:00 P.M.
(810) 229.0562**

Chairman S. Holden called the meeting to order at 7:00 P.M. The Pledge of Allegiance was said.
Present: S. Holden, M. Slaton, J. Stinedurf, G. Unruh, D. Schifko, L. Herzinger
Absent: G. Mitsopoulos

CALL TO THE PUBLIC

Jim Sarna, 8266 Woodland Shore Dr. - Open Meeting Rules - Can give 3 minutes to another person.

Mike Palmer, 10382 Grand River - Ordinances need to be followed; passed Zoning Ordinance changes that benefit developers; Traffic Impact Study is bogus need peak v. off hours.

Bob Potocki, 8420 Woodland Shore Dr. - At a recent debate, the engineer for this project bragged about being able to get things done that others couldn't.

AGENDA

G. Unruh moved and L. Herzinger seconded **to approve the agenda as presented.**
Motion carried.

MINUTES

J. Stinedurf moved and D. Schifko seconded **to approve the minutes of the September 12, 2016 regular meeting as presented.**
Motion carried.

CONDITIONAL REZONING RZ # 16/01 FOR ENCORE VILLAGE; ADDRESSES: 11001 AND 10675 E. GRAND RIVER; TAX ID #'S 12-32-400-001 AND 12-33-400-010; APPLICANT AND OWNER: MANCHESTER BRIGHTON; ZONING: OS (OFFICE SERVICE)

Applicants Jim George, Joe George, and Michael Furnari were in attendance. Additionally, Applicant Representatives Brent LaVanway (Boss Engineering), Alex Bogarts (Alexander V. Bogaerts + Associates P.C.), Jeff King (King and McGregor), Alan Greene (Dykema Gossett), and Julie Kroll, (Fleis and Vanderbrink) were in attendance. B. LaVanway made a presentation outlining the project and stated that the project being proposed is due to a market study that was completed which included the Township, Livingston County, and national information regarding seniors and active living communities; referenced the previous zoning on the property was RM-1 before being rezoned to OS for Providence Hospital; and stated that he feels the RM-1 zoning classification is a good transition between the business uses to the west and the multi-family to the east. He noted the project would be built in three (3) phases: the multi-story; west Encore Village; and then east Encore Village. A conditional zoning is proposed so the Township knows the details of the site early in the process i.e. number of units, road layout, etc. The benefits of the project include sidewalk and walking paths, the three (3) story building which will be for seniors which is needed in the area and a large amount of wooded and wetland area will be preserved. The units are one-story ranch style units and each side of the project has a clubhouse and pool.

B. LaVanway referenced the main issues from the last meeting were wetlands and traffic and noted there is a supplemental wetlands report from King and McGregor and an updated traffic impact study. He stated that they are offering to contribute \$75,000 towards future traffic light/improvements at Grand River and Pleasant Valley with a sunset clause of seven (7) years from the date of approval by the Township Board; the timing of the light needs to be coordinated with the LCRC.

J. Rushlow, Township Engineer, summarized his October 17, 2016 traffic impact letter and stated that it was updated from last month with the additional units and that OHM agrees with the methodology and the suggested improvements. He reviewed his October 18, 2016 site plan letter and stated that it was basically

the same as last month but he pointed out that they are proposing private drives, not roads, which are allowed under one ownership. The Planning Commission reviewed the other consultant letters in the packet: specifically, the October 19, 2016 LCRC letter, September 2, 2016 LCDC letter, and October 17, 2016 and August 15, 2016 Fire Department letters. The various resident letters in the packet were reviewed.

K. Mathews stated that her October 10, 2016 letter was basically the same as last month. The October 17, 2016 e-mail from the developer's attorney to the Township's Attorney was reviewed.

PUBLIC COMMENTS

Jean Chaney, 5510 Woodruff Shore Drive - Rental v. owner occupied units; sidewalks; speed limit on Grand River needs to be enforced.

Dawn Bates, 5508 Woodruff Shore Drive - Rezoning sign was removed on Saturday; conditional zoning agreement allows developer to forgo constructing senior building and adding more apartment units; need FIB study; need market study; natural features buffer reduction; will property be clear cut all at once; need to put the \$75,000 suggested payment towards a future improvement on Grand River into a bond.

Kim Logie-Bates, 5508 Woodruff Shore Drive - E-mailed questions today; need market study; would prefer office over residential; doesn't agree with the traffic study and the peak hours; negative impact from rental units; should make a portion of the units owner-occupied.

Dana Casey, 5573 Woodruff Shore Drive - E-mailed previously; need family residences, not apartments.

Debra Hagerty, 5504 Woodruff Shore Drive - Said she's an environmental engineer and is concerned about the 25 ft. wetlands buffer; traffic is impossible on Grand River; rental v. owner-occupied.

Tom O' Connoll, 5540 Woodruff Shore Drive - A light is in order but there is extra traffic right now due to the MDOT project; in their development all the condos are 25 ft. from wetland/lake.

Mike Palmer, 10382 E. Grand River - Need the market study; FIB put in the 11 fire hydrants back when the hospital was going to go in; need a traffic light somewhere between Old 23 and Pleasant Valley; doesn't agree with the traffic study.

Bob Potocki, 8420 Woodland Shore Dr. - Need an independent traffic study done; not enough notice for meeting; need an engineering study for roads.

Jim Sarna, 8266 Woodland Shore Drive - Is the clear cutting all going to be done at one time or in 3 phases; need weed control/erosion if all clear cut at once.

Barb Potocki, 8420 Woodland Shore Drive - DEQ and run-off; there is 1600 times more impact on wetlands in subdivisions v. wooded natural areas; safety for the area is important.

Applicant representatives stated that the market study will be done in mid-November; that FIB has plenty of capacity; that the drainage review has two more steps in the process: preliminary and final site plan; and that the TIS is being discussed with the LCRC. The developer's attorney stated that they will make the changes suggested by the Township Attorney. It was stated that they may look into beach access to Pickerel Lake at a later time and that there will be two (2) deceleration lanes at two (2) of the four (4) entrances to the development and that the revised study added Kroger's expansion traffic counts and that the DEQ controls the storm water drainage, not buffers to the wetlands. Additionally, that in order to put a traffic light in, you have to meet eight (8) warrants in Michigan. Julie Kroll, traffic consultant, suggested that a traffic light at Grand River and Pleasant Valley could cost \$125,000 to 150,000. It was stated that the Michigan State Police control the speed and that the clear cutting would be done by phase.

D. Schiffko moved and G. Unruh seconded to recommend approval of Conditional Rezoning RZ # 16/01 for Encore Village; Addresses: 11001 and 10675 E. Grand River; Tax ID #'s 12-32-400-001 and 12-33-400-010; Applicant and Owner: Manchester Brighton; Zoning: OS (Office Service) to the

Township Board contingent upon receiving a market study, the Township Attorney's approval of the conditional zoning agreement, figuring out the detail of the \$75,000 suggested developer contribution towards a future traffic light, and that the project would not move to the LCPC until those items were submitted and accepted.

Ayes: Unruh, Schiffko, Holden, Herzinger

Nays: Slaton, Stinedurf

Motion carried.

REPORTS AND CORRESPONDENCE

None.

CALL TO THE PUBLIC

J. Sarna, 8266 Woodland Shore Drive - Seniors and rentals; wants to see the market study.

Debra Hagerty, 5504 Woodruff Shore Drive - This should've been tabled with the outstanding items.

Kim Logie-Bates, 5508 Woodruff Shore - Wants to see the Harvard market study.

B. Potocki, 8420 Woodland Shore Drive - Not enough notice for the meeting; safety is a concern; traffic needs to be determined now.

Barb Potocki, 8420 Woodland Shore Drive - Kroger's and residential have different peak hours - did the traffic study take that into account; 1600 times the run-off with subdivisions v. natural wooded areas; will there be a maintenance fee for the tenants to maintain their homes.

ADJOURNMENT

G. Unruh moved and J. Stinedurf seconded **to adjourn.**

Motion carried.

The meeting adjourned at 9:30 P.M.

Respectfully submitted.

Steve Holden, Chairperson

Gary Unruh, Secretary

Kelly Mathews, Recording Secretary

Ann M. Bollin, CMC, CMMC, Clerk