

7:00 o'clock p.m. Chairperson Martinek called the meeting of the Planning Commission to order.

MEMBERS PRESENT: Bland, Buechler, Crawford, Martinek, Mills, Rossow

MEMBERS ABSENT: Baron

ALSO PRESENT: Kristy Jones, Fort Gratiot Twp.

VISITORS: Mike Carpenter, Rowe INC, Flint MI 48502

Motion by Bland, supported by Mills, to approve the agenda as printed and posted. Vote, Unanimous.

MOTION PASSED

Motion by Bland, supported by Buechler, to approve the minutes from 7/8/14 as printed and posted. Vote, Unanimous. **MOTION PASSED**

Chairperson Martinek opens the public hearing at 7:02 p.m.

REPORT FROM TOWNSHIP BOARD REPRESENTATIVE: Crawford reports:

The township building is progressing, date of projected occupancy is mid-June. Board of Review is going on this week. The township has posted a part-time grounds maintenance position.

REPORT FROM ZBA REPRESENTATIVE: Buechler reports:

February meeting was regarding 4238 Quaker Hill for a 3ft side yard variance to build a garage and a Class A Designation. Both were granted.

CITIZENS WISHING TO ADDRESS THE BOARD:

NONE

ITEM #1: ELECTION OF OFFICERS (Positions Expire 12/31/2015) :

Motion by Bland, supported by Mills, to appoint Martinek, as temporary chair. Vote, Unanimous.

MOTION PASSED

Chairperson Martinek opens the nominations for the 2015 Planning Commission Officers.

NOMINATIONS:

CHAIRPERSON	VICE CHAIRPERSON	SECRETARY	ZBA REPRESENTATIVE
Martinek	Bland	Mills	Buechler

Chairperson Martinek closes the nominations for the 2015 Planning Commission Officers.

CHAIRPERSON: *(Responsible for presiding over all meetings)*

Motion by Rossow, supported by Bland, to appoint Martinek as 2015 Chairperson.

Vote, Unanimous. **MOTION PASSED**

VICE CHAIRPERSON: *(Acting Chair in case of absence, or conflict of interest)*

Motion by Martinek, supported by Mills, to appoint Bland, as 2015 Vice Chairperson.

Vote, Unanimous. **MOTION PASSED**

SECRETARY: *(Responsible for taking attendance & roll call for voting, signs minutes)*

Motion by Martinek, supported by Buechler, to appoint Mills, as 2015 Secretary.

Vote, Unanimous. **MOTION PASSED**

PLANNING COMMISSION MEMBER ON ZONING BOARD OF APPEALS: *(Must attend all ZBA meetings)*

Motion by Martinek, supported by Mills, to appoint Buechler, as 2015 Planning Commission Representative on the Zoning Board of Appeals.

Vote, Unanimous. **MOTION PASSED**

PUBLIC HEARING CONTINUED:**ITEM #2: TEXT AMENDMENT TO THE CODE OF ORDINANCES, Chapter 38**

*The amendments are still under administrative review and will instead be presented at the April 14, 2015 meeting. At this time, citizens may still address the commission if desired.

CITIZENS WISHING TO ADDRESS THE BOARD:

NONE

Chairperson Martinek at 7:15 p.m., continues the public hearing until the next regularly scheduled Planning Commission meeting on Tuesday, April 14, 2015 at 7:00 PM.

NEW BUSINESS:**ITEM #1: SITE PLAN APPROVAL, 74-20-004-4039-000**

APPLICANT: Northshore Property Development LLC, P.O. Box 1038, Bloomfield Hills, MI 48303

PROJECT: Whispering Pines Apartments

REQUEST: Site Plan Approval

LOCATION: Vacant Land M-25 and Brace Road

PARCEL #: 74-20-004-4039-000

APPLICANT PRESENTATION: Mike Carpenter from Rowe presented on behalf of the owner, Mr. Samuel. The site plan that is before the Commission tonight is the same one that was presented and approved with conditions on 4-8-08. He is aware that there are contingencies from before that have not been corrected on the site plan and they are willing to make the revisions.

BOARD DISCUSSION: Kristy Jones explained the conditions proposed (some that were the same from 4-8-08) from her memorandum dated 3-6-15 that would make the site plan be in accordance with our code of ordinances. Martinek asked Carpenter why the project was never started. Carpenter replied, simply because of the economy in '08. Martinek asked when the project would start. Carpenter said once all re-approvals are granted from all the outside authorities, he hopes that work will start in late fall. He also stated that since the project is divided into 4 phases, he expects 2 to 4 years in between each phase. Rossow said that he is for it but was curious on the wetland issue and asked if a current survey had been done. Carpenter said not at this time but will find out more once re-approval is requested. Mills commented that he feels it is a good development and is for it as well. Rossow also stated that he wanted to make sure that the full amount of parking spots be a condition of approval.

Motion by Martinek, supported by Mills, to approve with conditions (listed below) as printed on the review dated 3-6-15 by Kristy Jones, the site plan dated 12-21-07 (rev: 02-26-08) by Rowe for Vacant Land M-25 and Brace Road, (Whispering Pines Apartments, 74-20-004-4039-000):

1. Construct the full 378 parking spaces (120 spaces for Phase I).
2. Setback 6 feet of sidewalks from the back of curb.
3. Review and approval of signage will be determined when the proper building permit is submitted.
4. Club house sidewalk increased to 7.5 feet on three sides with abutting parking spaces to be constructed as shown on plan.
5. Addition of one (1) streetlight at the new cul-de-sac locations.
6. Provision of a twenty foot wide easement across the north edge of the property to the western boundary of the property for future bicycle path construction by the township.
7. Provision of a permanent landscape maintenance plan.
8. Applicants responsibility to gain re-approvals from DEQ, BMJ, MDEQ, Drain Commissioner, Road Commission, SCC Environment Health Department and MDOT approval of intersection with M-25 and an additional 42 foot easement for MDOT planned ROW and to provide prior to building permit approval.
9. Fire Department and Township DPW review for building permit, if approved by Planning Commission.

Roll Call Vote, Unanimous. **MOTION PASSED. SITE PLAN APPROVED WITH CONDITIONS**

Motion by Bland supported by Mills, to adjourn. Vote, Unanimous. Time, 7:39 P.M. **MOTION PASSED. MEETING ADJOURNED**