

DRAFT

**THOMAS TOWNSHIP PLANNING COMMISSION
THOMAS TOWNSHIP PUBLIC SAFETY BUILDING
OCTOBER 17, 2018**

Members Present

R. Iamurri
R. McDonald
P. Lynch
D. Sommers
J. Curry

Members Absent

S. Yockey
D. Bird

Others Present

D. Sika, Dir. Of Community Dev
C. Watt, Plann'g Asst/Code Enf.
M. Rybicki, MLR
M. Fanning, Sag. Field & Stream
Several Interested Parties

Mr. Iamurri called the meeting to order at 7:00 p.m.

Approval of Minutes:

Motion by Mr. Sommers, supported by Mrs. McDonald, to approve the minutes of September 19, 2018

Hearings:

- A. **Special Land Use Permit/Site Plan Approval for The Greens at Apple Mountain-** Apple Ranch Development is seeking approval for a Special Land Use Permit to construct a Planned Urban Development consisting of forty (40) site condominiums on parcel #28-12-3-03-2001-003.

Mr. Iamurri opened the Public Hearing at 7:02 p.m.

Mr. Sika reviewed the project with the members. The site is to be located off of North River Road to the left when accessing the entrance of Apple Mountain where the "stub" road currently exists. It will be near holes 1,2, and 3 of the golf course. These are forty (40), single family homes, similar to Thomas Farms. It is a Planned Urban Development (PUD), site condominiums, similar to any subdivision except in the type of ownership. It is to be paved, curbed and will have sidewalks. Streetlights will also be present along the street. There are several

Contingencies which are being worked out presently with Mr. Rybicki, that are listed in the packet.

Mr. Mike Rybicki of MLR Engineering, representing Apple Ranch Development, was present to answer any questions.

Mr. Sommers explained that a twenty-four (24) hour access at the gatehouse is needed for the Fire Department that was not noted on the site plan.

Mr. Rybicki stated that the necessary access will be noted and will be added to the revised plan.

Mr. Sommers questioned if the current stop sign at the entrance/exit would see any change to a light.

Mr. Rybicki explained that this was changed to a three way stop twenty-two (22) years ago to be built for anticipation of this future development and did not feel any change would be necessary.

Mr. Sommers asked what the average size of homes would be in the development.

Mr. Mark Wahl stated the average would be 1,800 square feet. Four renderings were shown to the members.

Mrs. McDonald had concerns for the spacing/number of required trees.

Mr. Rybicki assured her that per the requirement they will properly space the trees

Mr. lamurri asked for public comment. There was none. Mr. lamurri did receive a written statement that was received from John Bintz Jr. on behalf of his mother, Joan. It stated a concern for egress/ingress off of Dice Road for fire safety reasons. It was noted that all fire safety concerns are being met with the existing plan.

There was no further discussion among the Planning Commission

Motion by Mr. Sommers, supported by Mrs. McDonald to approve the Special Land Use Permit to Apple Ranch Development for the construction of a PUD, forty (40) site condominiums on parcel #28-12-3-03-2001-003 with the following contingencies:

Community Development Department:

- Setbacks on each lot must be indicated on the plan from the building envelope to the property line for front, side and rear setbacks.
- All building setbacks are to be from the property lines not the curb in front.
- Indicate on the plan where the mailboxes will be located.
- A side profile of the road and sidewalk showing the curb and how they tie together is needed.
- The area of sidewalk near the Guard House disappears; it is unclear as to why and what is going to be there.

- We need to see where lights are to be located as well as a side profile showing their height and also light output.
- A side profile is needed of the rear lot drainage basin and tile size.
- A side profile of the road design elements showing base, gravel and bituminous.
- A sample home design showing front, rear and side profiles would be appreciated if available (and unless each home is to be unique).
- Where is the hydrant near the gate house being relocated to?
- A Storm Water Management application must be completed and approved by the Township prior to construction.
- On the east side of Village Green Drive, the sidewalk must be extended to River Road.
- Trees shall be provided in the road right-of-way on both sides of all streets and shall be placed at the minimum rate of three (3) per single family lot, at a maximum distance apart of twenty-five feet (25').
- Lot #25 shows no trees at all with over 200' of road frontage.

Police Department:

- Approved without comment.

Department of Public Works:

- Approved contingent on the acceptable submittal of the new water & sewer main extensions, and acquiring the necessary easements.
- Additionally, the developer/owner must turn over the portion of the existing privately held water main to the Township. Existing water main must be of sound condition & verified.
- All water & sewer extension plans must be submitted for engineering review and MDEQ approvals.

Township Manager:

- The building envelopes should show distance from the side lot line for each one.
- Drains run quite a length along the back line before emptying into the storm sewer. Limit each lead to serving four (4) lots.
- Sidewalks appear to be on the back side of the curb.
- Sidewalk needs to go around the guard house.
- Need details for cul-de-sac; i.e. radius.
- Identification sign?
- It would be nice to get the sidewalk out to River Road.
- What style of curb is to be used?
- Looks light on road basins.
- Should show the building envelope for the entire area outside of the setbacks.
- Need more details for a P.U.D. such as landscaping, driveways, hydrant in the cul-de-sac.

Fire Department:

- Hydrants and approved turnaround are shown on site map.
- Twenty-four (24) access is necessary for the Fire Department at the Gatehouse.

VOTE: 5 YEAS 0 NAYS 2 ABSENT MOTION CARRIED

B. Text Amendment to Section 3.2 (i), “Pools” to add subsection 5.) “Conflicting Provisions”.

Mr. Iamurri opened the Public Hearing at 7:16 p.m.

Mr. Iamurri asked for public comment. There was none.

Discussion followed by the Planning Commission members.

Motion by Mrs. McDonald, supported by Mr. Lynch to approve the text amendment to Section 3.2(i), “Pools”, by adding subsection 5.) “Conflicting Provisions” as written.

VOTE 5 YEAS 0 NAYS 2 ABSENT MOTION CARRIED

Presentations:

A. Site Plan Review for Saginaw Field & Stream Range Safety Enhancements.

Mr. Mark Fanning, representing Saginaw Field & Stream was present to answer any questions and review range safety enhancements with the Planning Commission.

Mr. Fanning reviewed the safety enhancements and Phases of completion with the members. A Power Point presentation was made to show these improvements.

Mr. Sika explained that the parking area is being enlarged and road extended however, it would remain gravel as is currently is.

An additional contingency was noted that is to be added to any approval; a letter will be required from the designer stating that the new design is safer than the original or current design.

Discussion followed by the Planning Commission.

Motion by Mrs. McDonald, supported by Mr. Lynch to approve the site plan for range safety enhancements at Saginaw Field & Stream with the following contingencies:

Police Department:

- Approved without comment.

Fire Department:

- Approved for Phase I; any future construction may require the addition of a dry hydrant to be installed in the area of the shooting range.

Department of Public Works

- Have discussed the existing water service line that has had periodic leaks. Saginaw Field & Stream requested cost to relocate water service. Water system supply is not required for approval.

Township Manager

- Significant improvement; noise regulations must be adhered to.
- **A letter is required from the designer stating that the new design is safer than the original or Current design.**

VOTE

5 YEAS

0 NAYS

2 ABSENT

MOTION CARRIED

Old Business:

A. Large Parking Lot Design Ordinance

Minutes of the October 9, 2018 Planning Commission Committee meeting regarding the text amendment for the design of large parking lots were presented as well as a “draft” of the new Ordinance.

The “draft” has been sent to the Township Attorney for review and should come before the Planning Commission as a Public Hearing in December or January.

Receive and File All Correspondence:

- A. A copy of the October 2018 Planning & Zoning News publication.
- B. Mr. Iamurri presented information received by way of a postcard in the mail from Rowe Professional Services regarding a training offered by them on October 30th. Interested members are to contact Mrs. Watt at the Township Office.

Adjournment:

Motion by Mrs. McDonald, supported by Mr. Sommers, to adjourn the meeting at 7:55 p.m.

VOTE 5 YEAS 0 NAYS 2 ABSENT MOTION CARRIED