

These are the minutes of the August 4, 2005 Planning Commission meeting.

Meeting called to order at 7:30 p.m. by Chairman Shields.

Present: Shields, Myers, Heasley, Coffey and Davis

Absent: Parmelee and Immink

Davis made a motion to approve the July 7, 2005 minutes as presented, Coffey seconded, motion carried.

On July 21, 2005 the Zoning Board of Appeals granted a variance to Todd Folkert to build an accessory building at his home located at 3711 36<sup>th</sup> St., Hamilton, MI. The variance granted was to build within 10' of the front yard right of way. The applicant now needs to get approval from the Planning Commission to approve building the building in the front yard. This property is unique from that standpoint that it has street frontage on 3 of its 4 sides. (Refer to ZBA minutes dated 7/21/05 attached hereto)

After general discussion among the PC, it was discovered that the applicant did not yet fill out an application requesting a Special Use Permit. Also, not enough time was allowed between the ZBA meeting and this meeting to post the notice in the newspaper for the public hearing. Accordingly, Davis made a motion to table the request until the September meeting to allow enough time for the request to go through the proper channels, Coffey seconded, motion carried.

Rezone request - Ken Van Rhee is requesting again for the third time property (approximately 80 acres) located on 138<sup>th</sup> Ave., 3/4 mi East of 30<sup>th</sup> be rezoned from A-2 to R-1. This request was denied twice in the past.

Ken submitted the PC a preliminary plan for "Rabbit River Farms", a 42 acre subdivision with 1 acre lots. 19 acres will stay undeveloped with a 7 acre pond in the center. All lots will back up to either the tree line or pond. He will require 2 trees be placed in each lot. He will propose deep valley gutters (no ditches), storm water will flow into the pond, then to the river. He did soil borings and found water at 18'.

Public comment:

Morgan Perry lives to the East (owns 20 acres) and does not want this housing development to go in. He will eliminate his hunting.

Pat Higgins (lives on the other side of the golf course) had general questions on how many lots, etc.

Ken stated the demand for 1 acre lots is there. Secluded Acres is full and 2 acre lots are too expensive for first time home buyers.

General discussion between the PC and Ken revolved around contract zoning. Shields explained that the applicant must initiate contract zoning and must abide by its' regulations. There is a time table involved - if it's not done by requirements, the property will revert back to its original zoning.

Davis questioned what benefit does the applicant get by going contract zoning?

Ken stated he will have more lots to build per site vs. conservation subdivision. There then was discussion that under the current A-2 zoning he could place 35 homes cluster or under contract zoning he could put 42 homes nicely done.

After further discussion, Davis made a motion to table the request to give time for the applicant to pursue contract zoning, Coffey seconded, motion carried.

Bartz Enterprises, Inc. presented a plan for Step I review for a site condo project located at the corner of 26<sup>th</sup> & 144<sup>th</sup> Ave., the SE corner consisting of 37 acres. It is current zoned A-2, surrounded by A-2 zoning. This project will be served by a private drive.

Dan Schaafsma of Latitute Engineering & Surveying was present at the meeting and reviewed the site plan with the PC.

After reviewing the site plan with Dan, it was agreed among the PC that all seemed to be in order . Coffey made a motion to approve Step I review, Davis seconded, motion carried. We will review Step II when applicant receives road and drain commission approvals, etc.

Oakland Hills/DeYoung subdivision. A question was raised concerning a different developer planning the development of the large parcel directly to the west. No one was present at the meeting tonight so this matter will be discussed upon receiving more information.

There being no further business, Davis made a motion to adjourn, Coffey seconded, motion carried. Meeting adjourned at 8:15 p.m.

Submitted by,

Cris Heasley, Secretary  
Salem Twp. Planning Commission