

**Hamburg Township Planning Commission
Wednesday, September 7, 2005
Hamburg Township Hall Building
Regular Meeting**

1. CALL TO ORDER

The meeting was called to order by Chairman Fred Goetz at 7:30 p.m.

Present: Danko, Eckman, Goetz, Leabu, Menzies, Ren

Also Present: Pat Hagman, Planning, Zoning Administrator, John Jackson, McKenna, Members of the Public.

2. PLEDGE TO THE FLAG

3. APPROVAL OF AGENDA

Motion by Ren, supported by Danko to approve the agenda as presented with the deletion of the phrase "Master Plan Update", after 7. Public Hearing.

Voice Vote: AYES: 6

MOTION CARRIED.

4. APPROVAL OF MINUTES

Motion by Ren, supported by Menzies to approve the minutes from the August 17, 2005 regular meeting as submitted.

Voice Vote: AYES: 6

MOTION CARRIED.

5. CALL TO THE PUBLIC CONCERNING ITEMS NOT ON AGENDA

Hearing no response, the call to the public was closed.

6. CORRESPONDENCE

There was no correspondence presented.

7. PUBLIC HEARING

A. Delaney Ridge Special Land Use Permit Request and Preliminary Site Plan Review, parcel ID #15-14-200-010.

Public Hearing Opened at 7:37 p.m.

Tom Dumond, Boss Engineering, addressed the board. He explained the proposed pond and stormwater management plan. He stated that the proposed plan would be a minor increase in the size of the pond, and is requesting also preliminary site plan approval this evening.

Jackson reviewed his letter dated 8-26-05, and reviewed the questions he had for the applicant.

Mr. Dumond stated that soil that is being taken out of the pond is sandy, and they are planning to use it in other areas of the property. He stated all soils will remain on site. He stated that a DEQ and Drain permit is no necessary as it is less than 1 acre in size. He stated that the slop will carry down to 5 feet. His responses answered the questions from Mr. Jackson.

Jackson asked if all trees needed to be removed as proposed.

Mr. Dumond stated that in order to build the detention pond as proposed, the trees would need to be removed.

Al Adams, 6813 Cowell Rd., approached the board. He stated that he recalls a similar discussion about 2 years ago with regards to the same property and pond. He stated that disturbance of the pond was discussed then, and asked what would be different now.

Ren responded to Mr. Adams question. He stated that HERB agreed that this plan was better without the fence around the detention pond. He stated that as long as the storm water wasn't being put into the pond, there were no concerns raised by HERB.

Leabu stated that he likes that the applicant moved the lot line as suggested. He stated that he doesn't recall a project being stopped in the past over a problem with the pond.

Eckman likes the plan for the pond.

Menzies concurs.

Motion by Ren, supported by Eckman to approve the special use permit subject to site plan approval.

Voice Vote: AYES: 6

MOTION CARRIED.

Motion by Ren, supported by Eckman to close the public hearing.

Voice Vote: AYES: 6

MOTION CARRIED.

Public Hearing Closed at 7:45 p.m.

Preliminary Site Plan Review, for Delaney Ridge

Mr. Dumond reviewed changes that had been made to the plan as per previous discussion with Planning Commission, which incorporated their suggestions.

Jackson reviewed his memo dated August 26, 2005.

Hagman stated he would like to have applicant modify the demolition plan prior to request going before Township Board, to clarify clearing.

Mr. Dumond stated once the perks are done, the septic fields will be shown on the plan.

Ren stated that HERB is confident that the trees that can be preserved will be, given the nature of the tree locations and the lot sizes.

Adams reviewed his letter dated 8/13/05. He stated that he is not convinced that the proposal by the applicant has a workable stormwater system. He stated that he needs to know where the water is really going. He stated that there is not enough information based on the current drawings. He stated that he was giving a very strong word of caution, but reminded board that this issue would be a final site plan issue.

Hagman stated that a conceptual plan is fine for preliminary, but if modifications are major for the final site plan, there may be a problem.

Leabu stated that he likes the reconfiguration of the lots and the changes to the pond.

Eckman concurs.

Motion by Ren, supported by Danko to recommend preliminary site plan approval for Delany Ridge, parcel ID #15-14-200-010, as per drawings dated 5/2/05, revised 8/5/05 by Boss Engineering. This in no way implies that the stormwater system as presented is workable.

Voice Vote: AYES: 6

MOTION CARRIED.

8. NEW BUSINESS

A. Woodlands Open Space Planned Unit Development, Final Site Plan Review, Parcel ID's #15-18-100-001, 15-18-400-013, 017 & 021

Brad Thompson, B.F. Thompson, P.C. addressed the board. He reviewed the project, and stated that he believes they have complied with all prior suggestions and requests of the Planning Commission.

Jackson stated that Drury has looked at the Master Plan and Bylaws and was satisfied.

Adams stated he would recommend approval with the contingency of all permits being received, as per his memo dated 8/19/05.

Hagman questioned the applicant, with regards to the reviews from the Livingston County Road Commission. He stated that one of the reviews looked to be denied, and asked the applicant for clarification.

Thompson stated that they have addressed all their comments, and stated he would explain that particular review with Hagman.

Hagman stated that it would need to be addressed before request goes to Township Board.

Ren stated that in the Master Deed, he noticed that there was nothing prohibiting motorized vehicles on the trails, and referred to page 7.

Thompson stated that he would look into that. He stated that the plan shows a 17' easement for pedestrian and equestrian. He stated that the internal trails also mention the non-motorized clause.

Ren stated that there should be a schedule set up for stormwater maintenance. He stated that the applicant should insure compliance with the fertilizer ordinance and that no fertilizer should be allowed on lots that lead into wetlands. He stated that a maintenance plan of the pathways should be listed as well.

Leabu stated that outbuildings could be controlled with architectural control wording being placed in the bylaws.

Goetz stated that walking path has wording that allows up to 12" of grass length prior to it needing to be mowed. He stated that amount should be reduced in the Master Deed.

Ren stated that 8" is standard. He stated that if the path is being used regularly, mowing shouldn't be necessary.

Motion by Ren, supported by Eckman to recommend approval of final site plan for Woodlands as presented, drawings dated 8/9/05 by BF Thompson, provided these areas of the Master Deed are amended/corrected:

Trail height prior to mowing should be no more than 8 inches.
No motorized traffic shall be allowed on internal & public trail systems.

Regular storm water maintenance schedule shall be established.
No use of fertilizers shall be allowed on areas that contribute water to environmentally sensitive areas.
Maintenance of pedestrian trailways shall be subject to the same provisions as the Township regarding roads and stormwater features.
Recommendation is subject to Livingston County Road Commission approval of road cuts.
Allow the developer to amend the master deed and bylaws to allow outbuildings subject to architectural control, provided that plan meet the ordinance requirements.
Motion subject to changes to be reviewed and approved by Township Attorney.
Voice Vote: AYES: 6 **MOTION CARRIED.**

**B. Hamburg Professional Center Preliminary Site Plan Discussion,
Parcel ID #15-14-200-010**

Motion by Menzies, supported by Danko to table discussion as applicant is not present.
Motion rescinded for discussion

Jackson reviewed history of project, and what the applicant is proposing. He stated that the proposed plan is different from original proposal, and questions how it fits in with the Village Center Plan.

The board discussed the past history of the project.

Motion by Menzies, supported by Danko to table discussion as applicant is not present.
Voice Vote: AYES: 6 **MOTION CARRIED.**

8. OLD BUSINESS

There were no updates.

10. CONSULTANT'S REPORT

No report given.

11. ZONING ADMINISTRATORS REPORT

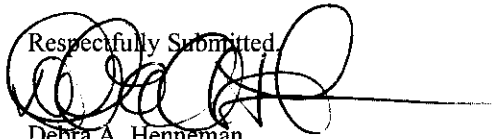
No report given.

12. ADJOURNMENT

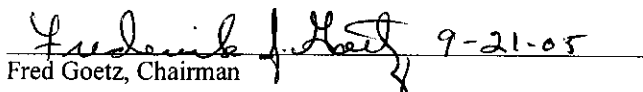
Motion by Danko, supported by Ren to adjourn meeting.
Voice Vote: AYES: 6 Absent: 1 (Leabu) **MOTION CARRIED.**

The meeting adjourned at 8:50 p.m.

Respectfully Submitted,


Debra A. Henneman
Recording Secretary

Minutes approved at: 9-21-05 meeting


Fred Goetz, Chairman