

**LOWELL CHARTER TOWNSHIP PLANNING COMMISSION
REGULAR MEETING AND PUBLIC HEARING
May 13, 2019**

PRESENT: Blough, Batchelor, Simmonds, Clements, Edwards
TOWNSHIP PLANNER: Tim Johnson
CITIZENS IN ATTENDANCE: 12

The Regular Meeting of the Lowell Charter Township Planning Commission was called to order by Chairperson Simmonds at 7:00 pm.

APPROVAL OF MINUTES:

The Minutes of the Regular Meeting of April 8, 2019 were presented for approval. Mr. Edwards moved to approve the Minutes as presented. Motion seconded by Mr. Batchelor. All in favor and the Minutes of April 8, 2019 are approved.

CHANGES OR ADDITIONS TO THE AGENDA:

There were no changes or additions to the Agenda.

PUBLIC COMMENT FOR ITEMS NOT ON THE AGENDA:

The meeting was opened to public comment at 7:02 pm. Four people spoke. Public comment was closed at 7:40 pm.

PUBLIC HEARING:

Tentative Preliminary Plat for Phase 2 of the Twin Oaks Subdivision Containing 31 Lots

Chairperson Simmonds opened the Public Hearing at 7:40 pm. He explained the hearing process to those present. Mr. Clements read the Notice of Hearing into the record.

Dan Larabel presented for Applicant Westview Capital LLC. Phase 1 of the Twin Oaks Open Space Planned Unit Development is proceeding, with Woodbushe Drive to be paved in about two weeks. A three acre parcel has since been acquired by Applicant, adjacent to Phase 2 of the Twin Oaks OS-PUD. They would like to include this land in the subdivision as three parcels numbered 63, 64 and 65, which will not be a part of the OS-PUD but will continue to be in the R-2 Medium Density Residential Zone. Parcel 64 contains a pre-existing house. Driveways for these three parcels will connect to the new public road with cul-de-sac off of Autumn Oak Drive, to be named Autumn Oak Court.

Chairperson Simmonds asked for confirmation that Autumn Oak Court would be a public street, and was advised that it would. Mr. Clements asked if the three parcels outside of the Twin Oaks OS-PUD could be lettered rather than numbered to make it clear that they are not part of the OS-PUD. He was advised that the numbering shown was required by the State of Michigan. He also

asked why the back part of Lots 61 and 62 needed to remain outside of the current OS-PUD, and was advised that changing the lines of the OS-PUD would require new proceedings to create the altered OS-PUD, and that the R-2 Zoning does not create a conflict with how these lots will actually be used.

Tim Johnson then presented his Report on Phase 2 of the Tentative Preliminary Plat for Twin Oaks dated May 9, 2019. The only changes being requested in Phase 2 are the addition of three parcels outside the OS-PUD and the addition of Autumn Oak Court, with minor adjustments to pre-existing Lots 61, 62 and 66. Street lights in Phase 2 will need to be labeled.

Mr. Clements confirmed that the back setback requirements for Lots 61 and 62 will be measured from the back property lines rather than the line of the OS-PUD. He also pointed out that the newly created Lot 64 with a pre-existing house should connect now to public water and sanitary sewer, due to it being less than the minimum 40,000 square feet of land required by the Bulk Table of the Township Ordinance for use of a septic system.

There being no further questions or comments from members of the Planning Commission, the Public Hearing was opened to public comment at 8:03 pm.

Aurora Thomas – does not want Woodbushe Drive connecting Foreman and the existing Woodbushe Drive in the Eastgate subdivision, feeling this will cause more traffic to Meijers by this route. She felt she had been misled on this road.

Brian Zimmerman – asked if a traffic study had been performed on the impact of this new traffic on Foreman Road. Planner Johnson reported that the additional traffic on Foreman Road will still be far below the traffic volume the road is rated for.

Caroline Perkins – concerned about the water and sanitary sewer connection points. These are approved at the County level. She also asked about drainage (runoff) and was advised that this was approved by an engineer.

Chuck Chenevert – asked how to get information on the Foreman Road traffic. Noted that the intersection of Cumberland and Foreman is hazardous. He asked about water flow across the land, and was advised this had been discussed with the Kent County Road Commission over a period of six months. Dan Larabel explained the runoff holding ponds and collection of rainwater on the property to prevent overflow onto neighboring properties.

Brian Zimmerman – asked about the location of the original driveway from the existing house on Lot 64. It previously came around the Karp property, and while now planned to connect to Autumn Oak Court, it is not being significantly relocated.

John Breslin – pass

Duane Schield – stated construction had disturbed property markers and trees on his adjacent property. Dan Larabel promised to fix the damage.

John Breslin – asked about the time frame for making water line connections across Foreman Road, which will disrupt traffic. Dan Larabel indicated that they had been asked to hold off until the schools close for the summer. Both lanes would likely be closed during the construction, but residents would still have access to their properties.

There being no further questions or comments from members of the public, the public input portion of the Public Hearing was closed at 8:33 pm.

Mr. Edwards asked Planner Johnson about a comment in his May 9th report, indicating that final approval of the Preliminary Plat would remain valid for two years rather than one year. While Site Plans are valid for only one year, Preliminary Plats are valid for two years.

There being no further comments or questions from members of the Planning Commission, Chairperson Simmonds moved to close the Public Hearing. Motion seconded by Mr. Edwards. All in favor and the Public Hearing was closed at 8:34 pm.

Mr. Batchelor proposed that the requirement of a sanitary sewer connection to the existing home on Lot 64 should be made a condition of approval. Other members of the Planning Commission agreed.

It was further agreed that the partial sidewalk on Autumn Oak Court, currently shown as ending at the East property line of Lot 65, should be extended to Lots 64 and 63, ending at the South property line of Lot 63.

Mr. Clements asked about the timing for connecting Twin Oaks to Eastgate by way of Woodbushe Drive. That will occur when Woodbushe Drive is paved in a few weeks (tentatively by June 1).

It was also decided that the new and altered lots should be reviewed by an engineer to ensure proper drainage.

There being no other comments or questions from members of the Planning Commission, Mr. Clements moved that the Lowell Township Planning Commission recommend to the Lowell Township Board approval of Tentative Preliminary Plat for Phase 2 of the Twin Oaks Subdivision containing 31 lots, subject to the following conditions:

1. Sanitary sewer and water connections shall be made to the existing home on Lot 64 before issuance of the first building permit on Phase 2.
2. The sidewalk currently shown as being along Lots 66 and 65 on Autumn Oak Court shall be extended to also run along Lots 64 and 63.
3. The Township Engineer must give final approval of Phase 2 of the Twin Oaks subdivision, which now includes three new lots and three altered lots.

Motion seconded by Mr. Batchelor. All in favor and the recommendation, with conditions, is made to the Lowell Township Board.

UNFINISHED BUSINESS:

None.

NEW BUSINESS:

None.

COMMISSIONER COMMENTS:

Chairperson Simmonds reminded Commissioners that the planned annual Joint Meeting with the City of Lowell, Township of Lowell and Township of Vergennes will be held on October 7, 2019 at the Vergennes Township Hall.

There will be no special meeting on May 27, 2019.

ADJOURNMENT:

Mr. Edwards moved to adjourn. Motion seconded by Mr. Blough. All in favor and the Regular Meeting of the Lowell Charter Township Planning Commission was adjourned at 8:55 pm.

Submitted _____ Secretary

Timothy Clements

Approved _____