

**CHARTER TOWNSHIP OF GRAND BLANC
SPECIAL PLANNING COMMISSION
JUNE 28, 2001**

The meeting was called to order by Mr. Hutchison and opened with the Pledge of Allegiance.

MEMBERS PRESENT	Mr. Gellings, Mr. Bush, Mrs. Coulter, Mr. Johnson, Mrs. Honea, Mr. Hutchison, Mrs. Cullari
MEMBERS ABSENT	Mr. Swaim
PUBLIC COMMENT	None
APPROVAL OF MINUTES	None
APPROVAL OF AGENDA	Motion by Mr. Bush, supported by Mrs. Honea, to approve the agenda as presented. Motion carried 7 – 0.
CORRESPONDENCE	Will be presented later in the meeting.
COMMITTEE REPORTS	None
OLD BUSINESS	None
NEW BUSINESS	

	ROS #01-002 – Residential Open Space – Public Hearing	
By:	The Joseph Investment Group,LLC	Re: Proposed New Subdivision
Rep:	Clyde Johnson	Emerald Falls
	1440 E. Baldwin Road	12-31-100-001
	Grand Blanc, MI 48439	Vacant Land on Baldwin Rd.
		East Shadyhill Lane
		Section 31
		Zoned R-2 (Single Family Res.)

(Location of this parcel near Baldwin and Fenton Road)

Mr. Clyde Johnson, 1280 Business Park Drive, Traverse City, MI, presented the plan to the Commission.

Mrs. Cullari entered the meeting and assumed the chair.

PUBLIC COMMENT

Mrs. Verlyn Gank, 4421 Baldwin Road, spoke concerning the maintenance of the lake and the wooded area. She also wanted to know if the dredging of the lake would effect the wells of the private homeowners in the area and she ask that no wetland disturbance be allowed. Mr. Joseph Stewart, 1324 Baldwin Road, spoke opposing this development with concerns about schools, wildlife, lake maintenance and population density. Mrs. Denise Ray, 10061 Shadyhill Lane, spoke with concerns about traffic, schools, lot sizes, maintenance of lake and road widths. Mr. Rick Ray 10061 Shadyhill Lane, spoke with

concerns with the schools, impact on wetlands, wildlife, and the property lines on the west side. Mrs. Williams, 10009 Shadyhill Lane, spoke with traffic concerns, the population density, sound level, school impact, wildlife, and impact on wetlands.

Mr. Johnson addressed the public's concerns on the lake, private and public roads, traffic study, wildlife impact, size of the lots, school impact, buffering of residents on the west, and size of units.

Ms. Megan Masson presented and reviewed a report from McKenna & Associates dated June 21, 2001. She stated that the 20 % of the area is required for open space, and 40% is proposed open space in this sub-division. Location of the open space also meets the standards that are laid out in the articles of the zoning ordinance that deals with open space. They have also linked into the Master Plan for pathways by proposing a pathway system along Baldwin Road. There was concern on the proposed private roads, as they do not meet the standards laid out in the private road ordinance.

McKenna & Associates recommended the following issues be addressed by the applicant prior to final site plan approval:

1. Private roads must meet the standards of Article 28 of the Grand Blanc Charter Township Zoning Ordinance or the standards allowed by the Planning Commission as part of the open space Development. A road cross-section should be provided for the private roads as well as a "Declaration of Restriction for Private Road Construction and Maintenance" in a format approved by the Township
2. Approval from the Genesee County Road Commission
3. Approval of the drainage, detention and retention systems by the Township Engineer
4. Approval of the Genesee County Drain Commissioner
5. Approval of Genesee County Water and Waste
6. Revision of the deed restriction to include a maintenance plan for all landscaping and maintenance/ replacement of structures, such as entrance signs, in common areas
7. A detail of the proposed six (6) foot high fence on the east property line should be shown on the site plan
8. Approval of the deed restrictions by the Township Attorney.

Mr. Lattie reviewed Site Plan Review requirements, Section 703.

Motion by Gellings, supported by Mrs. Honea, to approve ROS #01-002 with the following conditions; the 8 items in the McKenna & Associates report be met, we obtain final DEQ approval, that the private road right of way be increased to a minimum of 40 feet wide, the 25 foot separation every fourth building is complied with in the zoning ordinance, the pathway along Baldwin Road comply with the Grand Blanc Pathway Plan, a fence or other appropriate green buffer be provided along the west property line, the 35-foot maximum pond be restricted to no gas motors, the Master Deed and By-laws be subject to review by Mr. Lattie and be approved by the Planning Commission and a police department review, they provide a signed DEQ letter, subject to Ms. Masson's investigation into the need for sewer stubbing, every phase is subject to site plan review, subject to review by Township Attorney covenants and other legal materials submitted with the application.

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A roll call vote was taken; Mr. Gellings, Yes, Mr. Bush, Yes, Mrs. Coulter, Yes, Mr. Johnson, Yes, Mrs. Honea, Yes, Mr. Hutchison, Yes, Mrs. Cullari, Yes. Motion carried 7 – 0.

ADJOURNMENT

Motion by Mr. Gellings, supported by Mr. Bush, to adjourn. Motion carried 7 – 0.

Loraine A. Parker
Clerk

By: Linda Leitch
July 9, 2001

Commission Approval: 8-2-2001