

REGULAR PLANNING COMMISSION MEETING MINUTES
CHARTER TOWNSHIP OF GRAND BLANC
Grand Blanc Township Government Center
5371 S. Saginaw Street, P. O. Box 1833, Grand Blanc, MI 48480-0057
Held at 7:00 p.m. on May 6, 2010

The meeting was called to order at 7:00 p.m. by Chairman Dan Gellings with the Pledge of Allegiance.

ROLL CALL:

Jay Hoffman, Ed Brown, Dan Gellings, Mike Blondell, Vince Bandurski, Joe Johnson, Ron Goldie, Ryan Thompson

MEMBERS ABSENT:

Dolores Coulter

STAFF PRESENT:

Richard Dunnill, Township Manager, Attorney David Lattie, Rod Arroyo/Jill Bahm of Birchler Arroyo, Planning Consultants.

PUBLIC COMMENT:

Mr. Gellings opened Public Comment.

Mr. Ed Ert, 7212 Porter Road, requested the Planning Commission reduce the 5 acre minimum lot size for a Mother-in-Law apartment to 2 acres.

No other member of the audience spoke.

Mr. Gellings closed public comment.

APPROVAL OF THE MINUTES:

Motion by Mr. Brown, supported by Mr. Blondell, to approve the Minutes of April 1, 2010. Motion carried 8-0.

APPROVAL OF THE AGENDA:

Motion by Mr. Johnson, supported by Mr. Blondell, to approve the Agenda. Motion carried 8-0.

CORRESPONDENCE: Planning and Zoning News
Letter from Mr. Beauvais

OLD BUSINESS: None

NEW BUSINESS:

- A. **Grand Reserve Proposed Amendment** – Seeking an Amendment to their approved site plan to allow the option of slabs for all dwellings in the Grand Reserve Subdivision.

Mr. Kevin Christiansen, Pulte Homes of Michigan, Representative for Atwell Hicks stated they would like to modify the originally approved site plan dated November 3, 2005. The amendment presented would allow the option of basement or a slab for all single family dwellings in the Grand Reserve Development. They will continue to offer an option for a severe storm weather protection shelter within any unit that does not have a basement.

Mr. Herbert Rissel, Chairman for Grand Reserve Homeowner's Association stated a survey was taken and the majority of the homeowner's do not object to the building of the slab on grade homes. Some homeowners have safety concerns, and the majority wants the aesthetics of the roof lines to be maintained.

Mr. Joe Kibish 6211 Deerfield, commented on economics.

Mr. Gellings asked how many single family homes are planned for the development. Mr. Christiansen stated 87 units are built and occupied. A total of 478 are approved; 277 detached single family unit and 201 attached units (duplex units) to be built in three (3) phases.

Mr. Hoffman suggests a statement be made as a matter of record, if the option of slab or basement is approved then a storm shelter must accompany a slab built home.

Mr. Christiansen stated the "Lodge" is designated as a safety facility for those persons needing shelter. Mr. Hoffman asked if the Lodge was stocked with safety items; Mr. Christiansen stated he would have to get back with the Planning Commission as to what items are in the Lodge.

Attorney Lattie instructed the Planning Commission on the Michigan Building Code changes with regards to Basements and Storm Shelters.

Mr. Hoffman inquired on the price difference between basement and slabs. Mr. Christiansen stated approximately \$8,000.00 to \$10,000.00 for slabs and \$15,000.00 to \$20,000.00 for basements.

Attorney Lattie inquired if the houses on slab would be smaller than houses on basement. Mr. Christiansen stated they would be the same.

Mr. Johnson suggested that the Planning Commission approve only the Phase that was amended with the 67 units known as the Townes at Grand Reserve as a test pilot. Attorney Lattie stated this is a good suggestion.

Mr. Gellings asked the applicant to specify the amendment request. Mr. Christiansen stated they are seeking a modification to the November 3, 2005 Planning Commission minutes, to have the "Option" to offer a slab or basement for all single family residential units and also to offer the option of a safe room for the single family units as well.

Motion by Mr. Hoffman, supported by Mr. Johnson, to table the Grand Reserve Proposed Amendment to the June 3, 2010 Planning Commission meeting for more information.
Motion carried 8 – 0.

Motion by Mr. Johnson, supported Mr. Blondell, to re-open Public Comment.
Motion carried 8–0.

Mr. Robert Leiendecker, 9305 Sand Hill Drive, spoke of reduced costs of the home and the difference in tax base.

Mr. Jim Rabine, 9608 Pine Valley, stated he is very happy with the development as it is. He is opposed to the changes. He has concerns of people being able to get to the club house in time before a tornado was to touch down.

Mr. Al Johnston, 9291 Sand Hill Drive, commented on the letter of opposition from Mr. Beauvais. He feels the same as the Beauvais.

No other member of the audience spoke.

Mr. Gellings closed Public Comment.

Mr. Gellings called for a 5 minute recess.

A. Discussion on Housing for the Elderly

Ms. Jill Bahm of Birchler Arroyo presented a memorandum dated April 29, 2010 regarding Housing for the Elderly. Demographics show by the year 2030 the population over age 65 will double in size. As noted by the Southeast Michigan Council of Governments (SEMCOG), "older adults are an asset to the region with higher levels of education, work experience, interest in volunteering and mentoring, disposable income and local roots."

Ms. Bahm stated the Planning Commission may wish to discuss their special land use conditions for such uses to ensure they are still relevant and reflect current needs such as:

1. The lot shall be at least 1,500 feet from another group day care home or similar facility and shall not result in an excessive concentration of child or adult care facilities in the neighborhood or the township overall.
2. The facility shall operate a maximum of sixteen (16) hours per day.
3. The use shall be registered with the Township and shall provide the Township with current documentation of a valid license as issued by the State.
4. The applicant shall submit verification of compliance with State Building and Fire codes.

Mr. Gellings opened discussion.

There was much discussion from the Planning Commission regarding mother-in-law apartments, acreage changes, elderly housing verses senior housing, adult foster care small and large group homes.

Attorney Lattie instructed the Planning Commission with regards to State Law and Local Township Law. He suggests that he draw up a matrix of what State Law regulates and what the Township can change/regulate before the Planning Commission proceeds with any major changes.

Mr. Dunnill asked Ms. Bahm if they had any comments or information regarding Mr. Deem's report dated April 28, 2010 regarding arterial road access and 500 square feet of open space per bed in regards to elderly housing. She stated not at this time. Ms. Bahm will have comments regarding Mr. Deem's report at the June meeting.

OTHER BUSINESS:

Mr. Brown inquired about sidewalks on Saginaw Street. Mr. Dunnill stated the sidewalk from Heritage Park to the Township Hall would commence this year. Mr. Dunnill also spoke of other sidewalk projects throughout the Township.

Attorney Lattie stated the Grand Reserve amendment has been tabled to the June 3, 2010 Planning Commission meeting, if the Planning Commission is unable to come to an agreement at this meeting they should consider having a Special Planning Commission meeting for this case. Mr. Gellings agreed.

ADJOURNMENT

Motion by Mr. Johnson, supported by Mr. Brown, to adjourn the meeting at 9:23 pm.
Motion carried 8-0.

Clerk Cathy Lane

By: Maria Maclean, May 25, 2010

COMMISSION APPROVAL: June 3, 2010