

CHARTER TOWNSHIP OF HARRISON
HARRISON TOWNSHIP, MICHIGAN 48045
PLANNING COMMISSION MINUTES
THURSDAY, MARCH 15, 2007 – 7:00 PM

A regular meeting of the Harrison Township Planning Commission was held on **Thursday, March 15, 2007 at 7:00 PM** in Rosso Memorial Hall located at 38255 L'Anse Creuse, Harrison Township, Michigan 48045.

A. CALL MEETING TO ORDER:

Chairman Tomenello called the meeting to order at 7:03 p.m.

B. ROLL CALL:

PRESENT: Mark Bacha, Bill Fowke, Michael Rice, John Swiatkowski, Maria Zingas & Chairman Lawrence Tomenello

EXCUSED: Doug McDougal

ALSO PRESENT: Rosemary Davis - Township Attorney, Patrick Meagher & Peter Briddick - Township Planners, and David Nummer - Township Engineer.

C. APPROVAL OF AGENDA:

Chairman Tomenello stated that the petitioner for Case #23-06SLU requested to be removed from the agenda. He asked that the change be made to the agenda.

Motion by Member Zingas supported by Member Swiatkowski to approve the March 15, 2007 agenda as presented with the change.

<u>Roll Call Vote:</u>	Member Zingas	Yes
	Member Swiatkowski	Yes
	Member Bacha	Yes
	Member Fowke	Yes
	Member Rice	Yes
	Chairman Tomenello	Yes

Motion Carried

D. APPROVAL OF MINUTES: February 15, 2007

Motion by Member Rice supported by Member Fowke to approve the minutes from February 15, 2007 as presented.

Chairman Tomenello asked for any discussion. Seeing none he asked for a roll call.

<u>Roll Call Vote:</u>	Member Rice	Yes
	Member Fowke	Yes
	Member Bacha	Yes
	Member Swiatkowski	Yes
	Member Zingas	Yes
	Chairman Tomenello	Yes

Motion Carried

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E. HEARINGS AND REVIEWS:

**1) CASE #01-07SGN Kris Kalinowski – Superior Homes
36211 Jefferson
Monument Sign**

Chairman Tomenello stated that, according to the Planner's review, there were some issues that needed to be addressed before the sign could be approved. He then opened it up for discussion.

Chairman Tomenello asked if the petitioner was present. The petitioner was not present at that time, but came in a few minutes later.

Peter Briddick, Township Planner, stated that they (Community Planning) are recommending approval based on the fact that the revised information showing the appropriate square footage of 32 square feet had been provided for review to their office. He went on to state that the petitioner would need to provide the revised diagrammatic drawing of the sign to the Planning Commission. The petitioner would also need to amend his application to reflect the appropriate square footage of 32 square feet and submit a copy of the site plan that shows the location of the proposed monument sign, which is needed to ensure that the 25 foot clear vision triangle is maintained. These conditions need to be addressed prior to any building permits being issued.

Chairman Tomenello asked for any discussion from the Board. Hearing none, he asked if there was a motion.

Motion by Member Zingas supported by Member Rice that Case #01-07SGN, Superior Homes Monument Sign be approved contingent upon fully addressing the February 24, 2007 Township Planner's recommendation and comments.

Chairman Tomenello stated that not all of the issues that need to be addressed by the petitioner are on the Township Planner's comments. He stated that the petitioner needs to amend his application.

Member Zingas amended her motion to include that the appropriate page of the application be amended to reflect the square footage required for the sign. She further amended her motion to state that the exact location of the sign must be provided. Member Rice supported the amended motion.

<u>Roll Call Vote:</u>	Member Zingas	Yes
	Member Rice	Yes
	Member Bacha	Yes
	Member Fowke	Yes
	Member Swiatkowski	Yes
	Chairman Tomenello	Yes

Motion Carried

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**2) CASE #06-07SGN Phillips Sign – Wings & Wheels Delivery
42950 Executive
Wall Mounted Sign**

Patrick Meagher, Township Planner, stated that the sign is already on the building. The original submission was inaccurately calculated for sign area. The sign area is actually 83 square feet. They discussed this with Phillips Sign, who then submitted a proper drawing. Based on the second submission, they (Community Planning) recommend approval of the sign.

Chairman Tomenello asked if there was any discussion.

There was brief discussion as to the fact that the sign was already on the building.

Motion by Member Bacha supported by Member Swiatkowski to approve Case #06-07SGN Wings and Wheels new wall sign.

Chairman Tomenello asked for any discussion on the motion. Seeing none, he asked for a roll call.

<u>Roll Call Vote:</u>	Member Bacha	Yes
	Member Swiatkowski	Yes
	Member Fowke	Yes
	Member Rice	Yes
	Member Zingas	Yes
	Chairman Tomenello	Yes

Motion Carried

F. PUBLIC HEARING:

**4) CASE #03-07RZ Proposed Rezoning Request for John Champagne
R-1-C (Single Family Residential) to RM-3 (Multiple
Family Residential) – 13.86 Acres – Described Property
of Rosecroft Shores Subdivision, Shook & Jefferson
(11-36-227-011 / 0001 0048 00).**

Chairman Tomenello stated that at the last meeting, there was some question as to whether or not the petitioner had the right to a public hearing. The Board did receive documentation from Township Counsel that the proposed rezoning request was legal and that the petitioner was entitled to his due process.

Chairman Tomenello then asked the petitioner to come forward and give an overview of what it is he is proposing.

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John Champagne, 34296 Jefferson, came forward and gave an overview of what he wanted to do with the property if the property is rezoned. He stated that he was proposing two options; the first proposal would include two senior homes that would include approximately fifty units each, along with 38 – 44 attached condominiums proposed to be built at the southwest portion of the parcel. The second proposed site-plan consists of approximately 90 – 98 attached condominiums.

Chairman Tomenello addressed the audience by mentioning some guidelines for the public hearing. He then asked for a motion to open the public hearing.

Motion by Member Swiatkowski supported by Member Rice to open the public hearing for Case #03-07RZ.

Chairman Tomenello asked if there was any discussion on the motion. Seeing none he asked for a roll call.

<u>Roll Call Vote:</u>	Member Swiatkowski	Yes
	Member Rice	Yes
	Member Bacha	Yes
	Member Fowke	Yes
	Member Zingas	Yes
	Chairman Tomenello	Yes

Motion Carried

Chairman Tomenello asked if there was anyone in the audience who wished to speak on this issue.

Terry Welch - resident - spoke about how he felt the petitioner wasn't legally entitled to rezoning, on prior proposals on the site, the Master Plan, and practical issues in regards to the size & shape of the wetlands.

Ed Hishon - 35162 Beacon Hill - spoke about environmental protection of the wetlands.

Nick Shock – 35180 Dumbarton – stated that his realtor told him that if the natural habitat is destroyed, the property values would decrease 20%.

Pat Carrier – 35132 Dumbarton – read from a letter from the DEQ dated September 12, 2000 in response to the American House's permit application.

Mr. Carrier – 35132 Dumbarton – passed out pictures showing the backside of the property in question, spoke about the many apartment and condominium complexes on the south end of the Township, and about traffic concerns.

Donald Moore – 35050 Dumbarton – showed a wetland map of the property in question, stated that he wasn't sure if condos, senior housing or apartments were being proposed, and he did not feel the wetlands were being neglected.

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Rick Blind – 35127 Beacon Hill – spoke about his concern that if this project is approved, his subdivision would be isolated between two multiple housing projects.

Jodi Michael – 35066 Dumbarton – spoke about the wetlands, and about the animals and plants in the wetlands.

Loraine Moore – Dumbarton – spoke about the wetlands, about the south side of the Township being inundated with multiple dwellings, and the possible taxation on the water and sewer systems.

Nino Serra – Beacon Hill – talked about the flooding on Dumbarton, and about his worries that his basement might flood.

Alex Morgan - resident – stated that he felt the woods are the showcase of that area, and if the Board wants to do what is best for the community, they should vote no on the rezoning.

Chairman Tomenello asked if there was anyone else who wanted to speak.

Mr. Carrier came back up to the podium and stated that if a road was being proposed for the back of that property, going along the back property line, the road would go through the wetlands.

Chairman Tomenello addressed the audience and stated that the plans that were submitted tonight were concept plans, and weren't necessarily what would be built if the rezoning was approved. If the rezoning was approved, the concept could be completely different, but would still need to follow the ordinance.

Mr. Meagher concurred with what Chairman Tomenello stated, and commented that all the issues brought forth tonight would have to be looked into.

Resident approached the podium and asked if the Planner could explain the difference between the RM-1, RM-2 and RM-3 districts.

Chairman Tomenello asked for a motion to close the public hearing.

Motion by Member Swiatkowski supported by Member Rice to close the public hearing.

Chairman Tomenello asked for any discussion. Seeing none, he asked for a roll call.

<u>Roll Call Vote:</u>	Member Swiatkowski	Yes
	Member Rice	Yes
	Member Bacha	Yes
	Member Fowke	Yes
	Member Zingas	Yes
	Chairman Tomenello	Yes

Motion Carried

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Chairman Tomenello then asked Mr. Meagher if he could explain the differences between the RM-1, RM-2 & RM-3 districts.

The Planners stated that the general differences are the setbacks between the buildings and the densities that are allowed, per acre, in each district. They also stated that the requirements for square footage of gross site area and the requirements for the required open space recreation areas are different for each district.

Chairman Tomenello stated that he wanted to enter into the record that the Board received correspondence on this issue from Gerald Morrison and Terry Lynn Houston.

The petitioner did come back up to the podium to respond to some of the concerns of the residents.

Mr. Meagher did state that because this is a public hearing issue, any comments pertaining to this issue have to be made during the public hearing; they can not be made during the public comment portion of the meeting. This is to ensure that the petitioner receives his due process.

Chairman Tomenello stated that he would be looking for a motion to table this issue.

Motion by Member Zingas supported by Member Swiatkowski to table Case #03-07RZ proposed rezoning request for John Champagne from R-1-C to RM-3 until our next scheduled meeting on April 19, 2007, at which time all comments heard tonight will be considered and we will discuss the matter and will make a recommendation to the Township Board.

Chairman Tomenello asked for any discussion. Hearing none he asked for a roll call.

<u>Roll Call Vote:</u>	Member Zingas	Yes
	Member Swiatkowski	Yes
	Member Bacha	Yes
	Member Fowke	Yes
	Member Zingas	Yes
	Chairman Tomenello	Yes

Motion Carried

G. UNFINISHED BUSINESS

H. NEW BUSINESS:

2007 Planning Commission Board Officer Elections

Chairman Tomenello conducted the election of offices for Secretary, Vice-Chairman & Chairman.

Member Swiatkowski nominated Mark Bacha for Secretary and Member Rice supported.

Chairman Tomenello asked if there were any other nominations. Seeing none, he asked for a motion.

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Motion by Member Rice supported by Member Swiatkowski to appoint Mark Bacha to the office of Secretary for the year 2007.

<u>Roll Call Vote:</u>	Member Swiatkowski	Yes
	Member Rice	Yes
	Member Bacha	Yes
	Member Fowke	Yes
	Member Zingas	Yes
	Chairman Tomenello	Yes

Motion Carried

Member Bacha nominated John Swiatkowski for Vice-Chairman and Member Zingas supported.

Chairman Tomenello asked if there were any other nominations. Seeing none, he asked for a motion.

Motion by Member Bacha supported by Member Zingas to elect John Swiatkowski to the office of Vice-Chairman for the year 2007.

<u>Roll Call Vote:</u>	Member Bacha	Yes
	Member Zingas	Yes
	Member Fowke	Yes
	Member Rice	Yes
	Member Swiatkowski	Yes
	Chairman Tomenello	Yes

Motion Carried

Member Rice nominated Lawrence Tomenello for Chairman and Member Swiatkowski supported.

Chairman Tomenello asked if there were any other nominations. Seeing none, he asked for a motion.

Motion by Member Rice supported by Member Swiatkowski to elect Lawrence Tomenello to the position of Chairman for the year 2007.

<u>Roll Call Vote:</u>	Member Rice	Yes
	Member Swiatkowski	Yes
	Member Bacha	Yes
	Member Fowke	Yes
	Member Zingas	Yes
	Chairman Tomenello	Yes

Motion Carried

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I. CORRESPONDENCE

J. COMMENTS FROM THE PLANNER

Mr. Meagher commented that it was a well run meeting and that the public and petitioner had some good comments regarding the rezoning issue.

Mr. Meagher also stated that there was a Master Plan workshop on Saturday, March 24, 2007.

K. COMMENTS FROM THE FLOOR

L. NEXT PLANNING COMMISSION MEETING: April 19, 2007

M. ADJOURNMENT:

Motion by Member Zingas supported by Member Rice to adjourn the meeting at 8:30 pm.

Ayes: 6 Nays: 0

THE MOTION CARRIED UNANIMOUSLY

Maria Zingas, Secretary
Harrison Township Planning Commission

Sabrina Mancini, Recording Secretary