

Laketon Township Planning Commission
October 17, 2018 Regular Monthly Meeting Minutes

CALL TO ORDER: Chairperson Don Nellis called the meeting to order at 6:00 pm.

PLEDGE OF ALLEGIANCE:

ROLL CALL:

- Present: Cindy Zaagman, Don Nellis, Paul Hoppa and Dave Mieras
- Absent: Eric Anderson, June Earhart and DJ Hilson, all w/notice & excused
- Also present: Zoning Administrator Theresa Maner, Recording Secretary Veronica West and Township Supervisor Kim Arter

APPROVAL OF AGENDA: Cindy Zaagman moved to approve the amended agenda. Dave Mieras supported the motion. The motion carried by voice vote.

APPROVAL OF MINUTES: Paul Hoppa moved to approve the minutes of 9/12/18 as presented. Dave Mieras supported the motion. A voice vote was taken and the motion passed.

PUBLIC COMMENTS AGENDA ITEMS ONLY: **NONE**

CORRESPONDENCE:

- Planning & Zoning News – Current issue for informational purposes only
- MSUE Solar Energy Class – Zoning Administrator Theresa Maner gave a brief summary noting the turnout was good and the class covered everything from roof top units to ground units and provided a good networking opportunity with other municipalities.
- Citizen Planner Class – ZA Theresa Maner also noted the class she has been attending recently covered site plan review procedures which has been very helpful in light of the proposed development recently submitted to Laketon Township.

NEW BUSINESS:

- **Preliminary Site Plan Review for Proposed Fenner Glen West (site condo):** Project developer Chris Kelly gave a little background on himself and the existing Fenner Glen (site condo) development. He described the site as being 32 acres, wooded and flat. He and his partner like to preserve the natural setting and plan to preserve as many trees as possible and plan roads with some curvature. There are 34 lots planned with city water (east of the propose cul-de-sac ending of Dykstra Rd) and 5 lots planned on the west side of the property to be accessed by a cul-de-sac private road off of Buys Rd with a natural park like area between the two sections. There is proposed a one lane emergency access pathway from cul-de-sac to cul-de-sac that would be available to residents for walking but not to through traffic except in emergency situations. He noted there will be municipal water and municipal sewer for a portion of the development – the sewer line currently ends where Dykstra Rd currently ends and there is enough capacity for part of the development and the lot sizes proposed reflect this with larger lots where there will not be municipal sewer – but septic systems. He stated lots 1-34 will have public water but the 5 lots accessed off Buys Rd will have well water. Mr. Kelly stated he would prefer to do all public sewer, but elevations would not allow this as a portion of the land flows west toward Green Creek and a gravity system needs to flow back east toward Dykstra Rd. Mr. Kelly discussed the storm drain system put into the original Fenner Glen development that discharges to a pond (noted on the drawing) and this system has also caused this land for the proposed Fenner Glen West development to be “high and dry” and will perk for septic systems. He stated they will add to the existing system for this developments storm water management. Mr. Kelly discussed the roads, noting he plans for the eastern portion of the development to be public roads, built to county specs and turned over to the Muskegon County Road Commission (MCRC) but the road accessing the 5 lots off Buys Rd will be private. He also discussed the emergency access path connecting the two portions of the development noting it will be protected by bollards and for emergency vehicles and pedestrian use only. Mr. Kelly stated this proposed development will have very similar restrictions to the original Fenner Glen development but will have a separate condo association to start – they may merge at some point in time when the Fenner Glen West development is completed.

Laketon Township Planning Commission October 17, 2018 Regular Monthly Meeting Minutes

Chairperson Don Nellis asked about the roads, the bollards, and potential lighting of the emergency path. Mr. Kelly stated the road would be built to county specs and will be proposed to the County for acceptance into their system, he stated the bollards are designed to be collapsible and can be completely run over by fire trucks in the event of an emergency and he also stated there will be streetlighting throughout the development and the emergency path and the electric bills would be paid for by each lot owner as a special assessment on their winter property tax bill just as the current Fenner Glen does. There were also questions about snow plowing with regard to the emergency path and Mr. Kelly stated the condo association would have to keep it plowed out. When asked about his timeline for development Mr. Kelly talked about first getting a site plan review approval, then getting all the other agency approvals: road commission, drain commission, etc, then getting construction drawings, bids for costs of construction, putting together a master deed and restrictive covenants and association by-laws and hoping to be done in February or March 2019 and selling lots by spring 2019. Don Nellis asked for a copy of the current Fenner Glen covenants/master deed and also asked about traffic studies on Dykstra Rd or any issues with that many homes being added to the busy road. Mr. Kelly commented he has heard no opposing comments to the development. There was also discussion regarding sewer and water utilities with Don Nellis noting this is an issue for the Township to make determinations on, not the Planning Commission yet also noting it does affect the minimum lot size required so the Planning Commission does need to know exactly what lots will be serviced by municipal sewer and which will have private septic systems. Discussion also occurred regarding the stormwater pond. Mr. Kelly noted the pond was built by the DNR in the 1950's, there has been no maintenance done to it by the Fenner Glen Association and does not appear to need any ongoing maintenance now. He further described the stormwater drain system they will put in with swales at the road edges for the water to drain into and percolate through and finding its way to the pond via installed perforated piping and then on out to Muskegon Lake from the pond. He stated there have been no issues with this system in the Fenner Glen development and anticipates adding to it for this development with no issues. Don Nellis also asked about any wetlands on the parcel. Mr. Kelly talked about the areas of wetland and noted that per DEQ rules any wetland they encroach upon will need to be replaced at a rate of 1 ½ acres replaced for every 1 disturbed. There was a question about building in wetland area and Mr. Kelly noted that the stormwater drain system from the original Fenner Glen has dropped the water table and the land is now high and dry and sandy, but there will be full disclosure to the lot purchasers of the high water table overlay lots. There was discussion of the cul-de-sac road endings and a question as to why one has a solid concrete surface and the others have landscape islands in them – Mr. Kelly responded that the solid cement one will be on a private road and have no association for upkeep purposes. Dave Mieras had a specific question with regard to the width of a couple of lots off the northern most cul-de-sac and wondered if they were wide enough with regard to snow removal from driveways in the winter months. Mr. Kelly stated this site plan was developed with engineers and with standard driveway widths, there would still be about 12 feet on either side which should be plenty of room. There was also talk of phasing the development and Mr. Kelly anticipated 3 phases, phase 1 being the lots with sewer, phase 2 being the lots without sewer and phase 3 being the private road and 5 lots off of Buys Rd. Zoning Administrator Theresa Maner asked about a staging area for construction equipment and a projected completion date with Mr. Kelly replying that they would use Dykstra Rd to enter the area and keep the equipment at the area proposed for the cul-de-sac at the western end of Dykstra Road. Mr. Kelly also stated he felt that they would be finished by fall 2019 if they were able to start in the spring of 2019, but a lot would be based on sales and demand. Commissioners asked Mr. Kelly if he has a dedicated realtor or builder. Mr. Kelly replied they may have a dedicated realtor, but hasn't chosen one yet. He also stated he will not have a dedicated builder as everyone seems to have their own favorite builder and all plans have to be approved by the association. Chairperson Don Nellis commented on wanting to go back to the original Fenner Glen development approvals and Mr. Kelly said he was willing to share any and all information on that. Don Nellis and Cindy Zaagman both commented on postponing any decision on this proposed site plan until next month when they have more information of the status of municipal sewer from the Township Supervisor and Township Attorney because the availability of municipal sewer is the mitigating factor on the minimum lot size required and when they have a full Planning Commission available to make the decision. Mr. Kelly stated he would give the presentation on the site plan again for the benefit of those members that were not available at this meeting.

UNFINISHED BUSINESS:

- **Updates on Park & Rec Plan/5 yr Review:** ZA Theresa Maner reported on the status of making updates to the plan document as being in progress and discussing the survey that was reviewed last month, but is still on hold. Don Nellis talked about the deadline date changes received from the DNR and noted that per Supervisor Kim Arter, the township will not be looking to apply for any grant projects in

Laketon Township Planning Commission
October 17, 2018 Regular Monthly Meeting Minutes

2019 so it is not imperative to make those deadlines but will get this review/update completed sometime in 2019.

PUBLIC COMMENTS: **NONE**

BOARD REPORTS:

- Twp Board – Cindy Zaagman noted the township is still waiting on the permits for the Horton Park DNR Grant project and the township board approved the expenditure of funds for it's portion of the repair to the Green Creek Road washout; noting that the culvert is expected to be installed in November but paving may not take place until spring – but the road will be passable. She also reported expecting the MCRC to do a major overhaul project the full length of W. Giles Rd (from Whitehall Rd to Scenic Dr) in Laketon Township in 2019 as well as working on the next 5 year plan for road repair/maintenance.

ADJOURN: Dave Mieras moved to adjourn the meeting. Don Nellis supported the motion. The motion carried and the meeting adjourned at approximately 6:57 pm.

Respectfully Submitted:

Veronica West
Recording Secretary