

Pleasanton Township Planning Commission Special Meeting

Minutes

DATE: 02/20/2019 6:00 p.m.

LOCATION: Pleasanton Township Hall

Next Meeting: March 11, 2019 @ 6:00 p.m.

Representatives:

X	Bob Peterson – Vice Chair	A	Tony Merrill - Chair
A	Marv Peska	X	Ed Monk
		X	Brenda Monk – Township Board Rep / Secretary
X	Carol Merrill – Township Supervisor		
	Guests:	X	Josh Mills, Zoning Administrator

X = Present A = Absent

Public Present: Judy Girven

Topics Discussed	Discussion/Decision	Action/Responsible Party
	<i>Purpose of Special meeting is to discuss the Richard Russell Site Condominium Project with Zoning Administrator Josh Mills.</i>	
<i>Meeting called to order Pledge of Allegiance</i>		
<i>Roll call</i>	Present: Merrill, Peterson, Peska, B. Monk, E. Monk Absent: Peska	
<i>Agenda Approval</i>	Monk presented agenda for approval/changes.	<i>Motion by Peterson, second by E Monk, to approve the agenda as presented. All in favor, motion carried</i>
<i>Public Comment</i>	None	
<i>Zoning Administrator Report</i>	<p><u>Items for discussion:</u></p> <p>It was noted that the map presented to the Planning Commission was never recorded or approved through the Township.</p> <p>A land division was done previously for the area marked on the presented map as Lot #4.</p> <ul style="list-style-type: none"> • <u>Existing gravel road:</u> Based upon C. Merrill review, the road was created in 2005. Review of Zoning ordinance section 1051.2.B. All Private Roads shall have a minimum right-of-way easement of at least sixty-six (66) feet, or the current Manistee County Road Commission designated right-of-way width, whichever is greater. <p>The prior Zoning Ordinance was dated July 10, 2003 by the prior Township Supervisor. Similar language was found regarding the required sixty-six (66) feet in Section 1051.2. Private Roads Standard. It was felt that the prior creation of the road was done</p>	<i>Roads within the project will be required to meet the Zoning ordinance in effect noting the minimum sixty-six (66) feet or current Manistee Road Commission designated right-of-way, whichever is greater, throughout the project. Any existing roads will need to meet this requirement.</i>

	<p>with the intent of a Driveway under prior Article 45 Lakeshore Residential 4506.A. Driveway which noted not less than ten (10) feet in width. This is no longer the case with the proposed site condominium request.</p> <ul style="list-style-type: none"> • <i>Site plan review</i> Reviewed site plan with Mills. Group noted that Mr. Russell will need to provide a new site plan once all legal requirements are met regarding the proposed moving of lots 9,10,1,3,5 from the current Sunrise View Sub-division. <p><i>Alternatives to the proposed site plan were provided by the Planning Commission:</i></p> <ul style="list-style-type: none"> • Leave Sunrise View Sub-Division as is and utilize property in Government Lot 6 as Site Condominium project. • Leave Green Belt as is to create a buffer from the existing sub division to the proposed Site Condominium project. • Road proposed would become a cul-de-sac and end within the proposed area – no through street via Liessure Street. This street would end at the boundary of the planned project. <p><i>Conditions from Commission regarding project:</i></p> <ul style="list-style-type: none"> • Project must meet all zoning ordinances in effect and approved by Mills, Zoning Administrator. • Site Condominium project deed needs to note that there are no rights to Bear Lake Access from this Site Condominium site. No additional lake access sites/property can be included in the deed for this project and its occupants. • All roads within the project are deeded as Private and all maintenance, plowing, etc. are provided by the site condominium residents. Roads will not be maintained, plowed, etc. by the Township or County. • Leisure road will <u>not</u> continue through the site condominium project. • Since the project would be under the Michigan Condominium Law, the builder will be required to fill out paperwork certifying non-discrimination within the complex while they are developing the complex so that potential buyers can obtain 	<p><i>Mr. Russell will incur all costs and work associated with moving lots from already established sub-division to the proposed project.</i></p> <p><i>Mills will relay the commissions suggestions and recommendations to Mr. Russell.</i></p> <p><i>C. Merrill will review Land Division ordinance</i></p>
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	<p>FHA and VA backed loans. Proof of the application and certification will be required.</p> <ul style="list-style-type: none"> • Master Deed information will be provided to the Township. • <u>LS-1 District</u> The Richard Russell Site Condominium project falls in the zoning district noted as Article 45: District LS-1 Lakeshore Residential. As well as all other zoning ordinances for this type of project as deemed by the Zoning Administrator. • <u>Amend Plat information for property from Sunrise View Subdivision</u> Mr. Russell will need to incur all costs and legal, court, and other costs regarding taking property already included in an established Sub Division out of the established sub division and allowing it to be included in the current request for the Russel Site Condominium project. The Township is not responsible, nor can it approve any move from a plated subdivision to anther project. <p><u>Noted steps from Mills:</u></p> <p>Step 1 – Site plan conditions and verification of private road. Noted above.</p> <p>Step 2 – Determine if the Sunrise View Subdivision plan can be amended. Noted above</p> <p>Step 3 – Review final plan that support the site condominium documents, including a private road maintenance agreement for the new ‘plat’ and the amended plat for the Sunrise View Subdivision. Issues noted above and will require new site plan, and related documents for review prior to approval.</p>	
Public Comment	None	
Board Comment	None	
Adjournment	Meeting Adjourned at 7:00 p.m.	