

Pleasanton Township Planning Committee Meeting Minutes

DATE: 03/11/2019 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
X	Marv Peska	X	Ed Monk
		X	Brenda Monk – Township Board Rep / Secretary
X	Carol Merrill – Township Supervisor		
	Guests:	X	Josh Mills, Zoning Administrator arrived at 6:10 pm

X = Present A = Absent

Public Present: Judy Girven, Jack Deering

Topics Discussed	Discussion/Decision	Action/Responsible Party
<i>Meeting called to order Pledge of Allegiance</i>		
<i>Roll call</i>	Present: Peterson, Peska, B. Monk, E. Monk Absent: Merrill	
<i>Agenda Approval</i>	Monk presented agenda for approval/changes.	<i>Motion by E Monk, second by Peska to approve the agenda with additions. All in favor, motion carried</i>
<i>Public Comment</i>	Deering noted he was here to discuss plans for an event/wedding venue on Glovers Lake Road. Discussed with Josh and will wait until Josh is present.	
<i>Prior meeting minutes</i>	February 11, 2019 Meeting Minutes and February 20, 2019 Special Meeting Minutes presented for approval.	<i>Motion by B. Monk, second by E. Monk to approve minutes. All in favor, motion carried.</i>
<i>Public Hearing</i>	Public Hearing opened at 6:02 p.m. Zoning Ordinance Section 1003 Maintenance of Site Regulations; amendment, section D. Stormwater Retention. Public Hearing Closed at 6:03 p.m.	
<i>Zoning Administrator Report</i>	Report dated Mach 5, 2019 reviewed <ul style="list-style-type: none"> • Mr. Deering project. Mills and Deering explained the project Deering is proposing. Event/Wedding venue that will hold up to 350 people. Property includes 360 acres and is in the RA-1 and LS-1 District. This could include Tents as well as use of the Barn for the event. Rest Room facilities would be brought into the area and food would be catered and not prepared at the location. Deering also noted potential Lake side Wedding Ceremony sites on additional 	<i>Mills will contact the township attorney regarding a special use not listed in the zoning document for the township.</i>

	<p>lakefront property. Group discussed the zoning district(s) etc. Mills noted Mr. Deering will need to submit a site plan and proposed lay out of the area. The group will review event/wedding venue zoning examples and wait for the recommendation from the township attorney as well.</p> <ul style="list-style-type: none"> • Mills has had contact with a resident regarding attorney office on property. Mills will update the commission as plans develop. 	
<p>Russell Project</p>	<p>Mills received an email from Russel dated March 8, 2019, with 19 questions. The commission went through the questions with Mills.</p> <ul style="list-style-type: none"> • A. We agree to extend the private road down the middle of the project to 66ft. Okay • B. We have questions about the cul-de-sac at the east end. <ul style="list-style-type: none"> • 1. Could most of the dedicated cul-de sac come out of the existing wooded green belt? Yes • 2. If we close Llessur Street, can we maintain the 20 ft right of way to be a service road, so it could be used to service and maintain the wooded greenbelt area? Could it also be used as a Utility easement? This would also extend along lot #2. Yes, if it doesn't connect to Lessur Street. • 3. The proposed new cul-de-sac would compose of properties taken out of Lots #1 and #2 and the green belt, designed by Norlund and Associates. How much land will be needed to implement the cut-de-sac. What are cul-de-sac dimensions? It would be a 66 foot right of way. Norlund and Associations would need to determine this. • 4. If we leave all the Sunrise View sub-division lots as is, all these lots have a 100- 	

foot road frontage. They vary in depth from 115 to 170 feet. Can a home and separate storage building be permitted to be built on these complying with Township property line set backs?

Yes, it would need to meet setbacks for this district.

- Any restrictions on these lots for us to sell?

No.

- 5. Can we still divide lot #9 and make it into two 1/2 acre building sites. If this works, we would like to do the same for lot #10.

Yes

- 6. Are there any additional costs to be paid to the township in developing the Site condominium Project besides he already paid \$1000.?

Not anticipated, but this cannot be guaranteed.

- 7. Lets now discuss re-doing the site plan layout. Should Norland submit a draft layout to be reviewed by Josh, Pleasanton Planning Commission and Township Board before a final detailed site plan is completed and paid for? Is this a good way to proceed with Norlund?

Yes

- 8. Josh can you help in providing documentation for non-discrimination in buying in the complex? We are OK with the request.

It was noted on line – we will check to see if we can find, you or your consultant should also look as they may know where it is and where to obtain.

- 9. The private road will be serviced and maintained as needed by the Condominium residents. This would be included in the covenant agreement that we have already started and to be shared with prospective property owners.

Yes

- 10. What are the township restrictions on

the road right of way and 10 ft. Utility Easements for the property in front of each lot. Driveways, mail boxes, pole light, landscaping, etc.? Are all these permitted? What are the restrictions?

Please see Private Road Ordinance for any restrictions

- 11. After a resident is established, are there any restriction on the size and number of separate storage building that will be allowed Understanding property line set backs?

Yes – this area is zoned LS-1 and would apply to this area.

- 12. Restrictions on main house and possible separate guest house? Restrictions on number of attached garages? Fence restrictions?

This area is zoned LS-1 and would apply to this area.

- 13. We would have an extra cost as developers to put a new road bed to county specifications for the new propose cul-de-sac. Cost Estimate?

You would need to call contractor. The Township is not in the business of estimating any cost information.

- 14. Does existing 20 ft road bed, done to county specifications, meet current specifications for a private county road?

Must meet the Private Road Ordinance. You would need to contact an engineer.

- 15. Does the Site Condominium Site (all lots) need to be given a common name?

Noted on plan R & R Farms. Your choice of the name for the project/master deed.

- 16 Take small lot #9 comprised of 0.17 acres out of existing wooded green belt so it could be added to adjacent lot #1.

Yes

	<ul style="list-style-type: none"> • 17. In the future when lots are sold, how is the wooded greenbelt classified? <p>Common Area</p> <ul style="list-style-type: none"> • Is it exempt from property taxes? <p>No</p> <ul style="list-style-type: none"> • It is just a wooded buffer never to be developed. Who maintains the .89 acres? <p>The Site Condominium owners.</p> <ul style="list-style-type: none"> • 18. Can lots 7, 8, and 9 have site access from both Rahman Street and Milarch Road? <p>Yes</p> <ul style="list-style-type: none"> • 19. When all the lots are approved for a Site Condominiums what would the approximate annual property tax be for vacant 1/2 acre and 1 acre lots. As developers would we be required to pay these lot taxes until they were sold? Are unsold lots taxed differently? <p>This question cannot be answered at this point. The owner of the property would pay the taxes.</p>	
<i>Unfinished Business/Discussions</i>	None	
<i>New Business</i>	<i>Zoning Ordinance Section 1003</i> Maintenance of Site Regulations; amendment, section D. Stormwater Retention	<i>Motion by B. Monk, second by Peska to submit Ordinance amendment up to Township Board at next meeting. All in favor, motion carried. Monk will send up to the board.</i>
<i>Correspondence</i>	None	
<i>Public Comment</i>	None	
<i>Board Comment</i>	None	
<i>Adjournment</i>	Meeting Adjourned at 7:12 p.m.	<i>Motion by Peska, second by B Monk to adjourn meeting, AIF, motion carried.</i>

