

**Melrose Township Planning Commission Minutes
Melrose Township Hall
Regular Meeting of June 24, 2013**

I. CALL TO ORDER / ROLL CALL

A. Call to Order: Chair Tony Pizii called the meeting to order at 7:00 PM.

B. Members present: Leonard Meadows, Bart Wangeman, Bob Marquardt, Tony Pizii, and Barbara Hanahan.

C. Members absent: None

D. Staff present:

Zoning Administrator Randy Frykberg and Recording Secretary Tom Mackie.

II. APPROVAL OF AGENDA

Tony noted Unfinished Business item IV(B) concerning a Boat Building School plan review has been removed from the agenda. Randy explained the applicant requested this review be tabled due to the unexpected death of the school's director.

III. APPROVAL OF MINUTES

Bob Marquardt motioned, Bart Wangeman seconded, to approve the May 20, 2013 regular meeting minutes as presented. All Ayes, motion carried.

IV. UNFINISHED BUSINESS

**A. Site Plan Amendment for Walloon Lake Country Club Maintenance Building
(Parcel ID# 15-010-005-008-10)**

Randy noted the application is for modification of a development plan approved at our March 25, 2013 meeting. The proposed features have not changed, however the proposed location of the maintenance building has been moved to the north and east. The development would comprise approximately 0.38% of the 8 acre parcel which is zoned Agriculture, and is an allowed use in conjunction with the permitted golf course. He also noted the L-shaped 10,000 square foot maintenance building would include a paved access drive with paved parking for 19 vehicles and a 40' by 56' fuel pad / wash area / storage area.

Tony asked why the applicant is requesting this modification. Walloon Lake Country Club General Manager Harry Dixon responded the new plan will provide for necessary parking and will not require as much site preparation effort.

Approved

Randy indicated the on-site storm water retention plan has been revised to utilize an existing retention area. A representative from Northwest Design Group added the system will utilize constructed (rather than natural) retention and will slope to the north rather than flow across the golf course. He also noted the infiltration rate is quite high, based on a county survey.

Bart asked if site plan drawings had been prepared. Randy indicated these were provided by Furgeson and Chamberlain and a copy was made available for Planning Commission review.

Tony Pizii (corrected 9/23/13) Bart Wangeman motioned to approve the Walloon Lake Country Club's amended development plan application (Case # 6-24A), based on the completed application, prior review of the development standards, and recommendation of the Zoning Administrator; subject to compliance with the Uniform Storm Water Ordinance and securing all other required permits, as confirmed by the Zoning Administrator. 2nd by Leonard Meadows. Four ayes, with Bob Marquardt abstaining due to a potential conflict of interest. Motion carried.

V. NEW BUSINESS

A. Parcel Division Request from Leslie Urman (Parcel ID# 15-010-016-011-25)

Randy described the request to split 10 acres (300 feet wide by 1,452 feet deep) and a dwelling from the South-West corner of the 51 acre parent parcel. This parcel is in the Agriculture district and the two resulting properties would be in compliance with all State and Township parcel division regulations.

Leonard Meadows motioned to approve the parcel division application for property ID# 15-010-016-011-25, based on compliance with all State and Township parcel division regulations. 2nd by Bob Marquardt. All ayes, motion carried.

VI. OTHER COMMUNICATIONS/REPORTS

Randy noted that Tom is updating zoning maps for the Township. When complete, these will be added to our latest publication of the Zoning Ordinance and will be the basis for Future Land Use Maps in the Master Plan.

VII. PLANNING COMMISSIONER COMMENTS

Tony asked if any issues concerning the current village development project need to be addressed. Leonard suggested the effort can be challenging for the developer as well as the community, but issues can be expected given the amount of work undertaken in a confined and busy area. Tony stated his main concern is for safety at a time when we are experiencing increased pedestrian traffic.

VIII. CITIZEN COMMENTS

Connie Schach asked if the new parking lot in the village is in any way attached to the existing boat-launch parking facility. Leonard and Randy both noted a previously submitted drawing suggested a connection; however, this has not been approved. Connie also expressed a concern for excessive noise resulting from the village development project. Randy noted a citizen effort currently underway to request the Township adopt a "Noise Ordinance." Currently noise complaints can only be addressed by the County Sheriff under existing "Disturbing the peace" laws.

Mary Pat Goldich expressed concern about lighting associated with the village development project. Randy noted all approved lighting will be shielded and down-lit, in accordance with our Lighting Ordinance, and will utilize L.E.D. fixtures. Mary Pat suggested we consider hours of operation in future discussions about lighting.

IX. NEXT MEETING

Scheduled for July 22nd.

X. ADJOURNMENT

The meeting was adjourned at 7:42 PM.

Prepared by:

Planning Commission Approval by:

Tom Mackie, Recording Secretary

Barbara Hanahan, Secretary

Copies: Melrose Township Board, Planning Commission Members, Township web site