

MINUTES OF Planning Commission Meeting

July 10, 2019

HELD

Metamora

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Township of

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Form M-1-PT

The Riegler Press, Inc., Flint, Mich

Chairman Nash called the Metamora Township Planning Commission regular meeting to order at 7:01 p.m. at the Metamora Township Hall, 730 W. Dryden Road, Metamora, Michigan, with the Pledge of Allegiance.

Members Present: George Nash, Phil Bellinger, Ann Derderian, Dan Miller, Chris Chouinard and Lance Gould

Members Absent: Kevin Knisely

Also Present: Township Planner Doug Skylis, Ray E. Van Tine, Attorney Tim Denney, Debbie Pace, Chuck Case, and Ian McNulty, videographer for Levy.

Approval of Agenda

021-19

Motion by Member Derderian, support by Member Bellinger, to approve the agenda as presented. All ayes, one absent. **Motion carried.**

Approval of Minutes

022-19

Motion by Member Miller, support by Member Derderian, to approve the minutes of the June 12, 2019 regular meeting. All ayes, one absent. **Motion carried.**

Public Comments (on items not on the Agenda)

Chairman Nash asked if anyone had any comments on items not on the agenda and there were none.

New Business

A. Merritt Lake Estates Condominium

Attorney Tim Denney addressed the Board on behalf of the developer, Ray Van Tine. Mr. Denney stated this subdivision has 9 condominium units and 6 metes and bounds lots, 3 of which have been sold. Mr. Denney pointed out that the Planning Commission already approved the plan in 2014 and began discussing the changes since that time involving the reduction of open space. Mr. Denney stated that there was a boundary line dispute and land was adjusted and also a small adjustment to Parcel 12 to allow for a house and driveway. The 2014 and the 2019 site plans prepared by Davis Land Surveying & Engineering were referred to for comparison. Mr. Nash asked if houses had been built and Mr. Van Tine responded that there were three. Member Derderian asked about the drainage referring to previous problems involving a neighboring homeowner and Mr. Denney relayed that it was a civil matter and the roads are in now. Mr. Denney pointed out that the previous plan had 7.8 acres of open space and the new plan has 6.72 acres which results in the open space going down from the required minimum of 30% to about 26%, decreasing the open space by 1.074 acres. Township Attorney Mike Nolan's July 9, 2019 opinion letter was referenced wherein Mr. Nolan recommends condominium document approval of the revised documents but makes no representation as to the accuracy of the legal descriptions in the documents. Board discussion. Mr. Denney stated that Mr. Van Tine spent \$82,500 on the roads and Mr. Van Tine stated he had the roads grinded up, re-graded, put 4 inches of asphalt down, and that the county was out and inspected it. Planner Skylis confirmed the roads were paved and look good and further stated that Planner

Piggott recommends Mr. Van Tine go to the Zoning Board of Appeals for a variance on the open space issue. With regard to verification of the legal descriptions, Mr. Skylis stated the Board would need to decide if it would want ROWE to review the legal descriptions. Brief discussion. Member Bellinger asked if the people who own the three lots have been advised that the open space is going to change. Mr. Denney stated they were aware of it and Mr. Van Tine corrected that there are four residences rather than three.

023-19

Motion by Member Derderian, support by Member Miller, to grant conditional Condominium Document Approval and Final Condominium Subdivision Approval for Merritt Lake Estates conditioned upon the following: (1) granting of a variance from the 30% open space requirement by the Zoning Board of Appeals which would amount to 1.074 acres, or a revision of the site plan to meet the requirement; (2) review and verification of the revised legal descriptions of the condominium property by ROWE Engineering; and (3) presentment of proof of proper notification to the four parcel owners of the change in open space to 6.72 acres.

ROLL CALL VOTE:

Ayes: Miller, Chouinard, Derderian, Bellinger, Gould, Nash
Nays: None
Abstain: None
Absent: Knisely

Motion carried.

Unfinished Business

None.

Communications and/or Committee Report

Nothing at this time.

Matters for Discussion from the Commission Members

Nothing at this time.

Township Planners Report - Doug Piggott/ROWE Professional Services

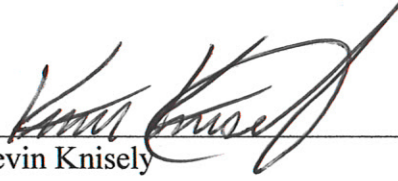
Nothing further.

024-19

At 7:24 p.m., a Motion was made by Member Derderian, support by Member Miller, to adjourn. **Motion carried**, all voting aye.

Respectfully submitted,
Darlene Wise, Recording Secretary

cc: All Board Members
Persons requesting same


Kevin Knisely
Planning Commission Secretary

Metamora Township Planning Commission

Sign In Sheet

Please Print

Date: 7/10/19

Name

Company

Address

Ian McWhitt

LEVY

Ray E. Van Tine

Tim Dorney

Road, Doney, Gove

110 N. Sycamore St
St. Louis, Mo

Debbie Pece

Metamora

Doug Skyles

ROHR PSC

128 N. Sycamore St
Metamora

Chuck Case

WE, INC

5 Chozsa Ct

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METAMORA TOWNSHIP
PLANNING COMMISSION AGENDA
JULY 10, 2019 7:00 PM
METAMORA TOWNSHIP HALL

Pledge of Allegiance

Roll Call

Approval of Agenda

Approval of Minutes – June 12, 2019

Public Comments (on items not scheduled on this agenda)

New Business:

- A. Merritt Lake Estates Condominium
- B.
- C.

Unfinished Business:

- A.
- B.
- C.

Communications and / or committee report

Matters for discussion from the commission members

Township Planners Report – Doug Piggott-ROWE Professional Services Company

Adjournment

