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**Planning Commission
Hamburg Township
10405 Merrill Rd., P.O. Box 157
Hamburg Township, Michigan 48139
July 18, 2018
7:00p.m.**

1. CALL TO ORDER:

Present: Goetz, Hamlin, Menzies, Muck, Muir and Priebe
Absent: Leabu
Also Present: Scott Pacheco, Planning/Zoning Consultant

2. PLEDGE TO THE FLAG:

3. APPROVAL OF THE AGENDA:

Motion by Menzies, supported by Priebe

To approve the agenda as presented

Voice vote: Ayes: 6 Nays: 0 Absent: 1 MOTION CARRIED

4. APPROVAL OF MINUTES:

a. May 16, 2018 Planning Commission Minutes

Motion by Muir, supported by Priebe

To approve the May 16, 2018 minutes as presented

Voice vote: Ayes: 6 Nays: 0 Absent: 1 MOTION CARRIED

5. CALL TO THE PUBLIC:

Chairman Goetz opened the call to the public. Hearing no public comment, the call was closed.

6. OLD BUSINESS: None

7. NEW BUSINESS:

a. PMSP18-002: Amendment to the Mystic Ridge Planned Unit Development approved by the Township Board on May 21, 2002. The proposed amendment requests will change the common space improvements as follows:

1. Remove more than 50% of the proposed walking paths within the Mystic Ridge Development;
2. Change the surface of the walking paths from the previously-approved gravel to mowed grass;
3. Eliminate the outdoor amphitheater, picnic area and tables, horseshoe pits, volleyball court, tot lot, baseball diamond, and soccer field.

Mr. James Haeussler of Mystic Ridge gave a brief description of their request.

Planning/Zoning Consultant Pacheco gave a history of the project beginning in 2002 when it was approved as an open space project. He stated that in 2017, the Commission determined that all of the originally approved open space improvements and landscaping in the phases that have or will have started development (phase 1, 2, 4, 5, 7 and 8) shall be constructed prior to the issuance of the 16th land use permit as of September of 2017 for new homes or by August 31, 2018 whichever comes first. That is what they are trying to do here to come into compliance with the site plan approval. He wants to amend the common open space improvements. He further stated that the development consists of 176 lots with 61 currently developed. The number of people that voted on this change was 44 of the owners, which is 25% of the ownership. That leaves 75% that we have not heard from, but 65% are not individually owned yet. The developer has gone through a long process talking to the current owners. He reviewed each of the amendments as well as his concerns.

Chairman Goetz opened the public hearing.

Eight residents of the development spoke on various concerns regarding the proposed request. Two residents spoke suggesting that the pathways be extended to the west side of the site and remain gravel.

The public hearing was closed.

The commissioners discussed various aspects of the plan. Discussion was held on the proposed walking paths. Pacheco stated that our code does allow for minor variations during construction based on topography, etc. He stated that this project was built with narrower roads than the County would require and no sidewalks. It is up to the Commission to determine what they feel is appropriate at this point. They can always come back when more site are developed to put in more walk ways, etc. Further discussion was held on defining the play areas.

Motion by Muck, supported by Priebe

To recommended approval to the Township Board the proposed amendments to the open space improvements to allow the changes to the approved common open space improvements in the Mystic Ridge development contingent upon the following:

1. The developer shall work with staff to provide a walking path on the west side of the site that runs through the middle of the project as discussed
2. The walking paths should be gavel not grass;
3. Allow the removal of outdoor amphitheater, picnic area and tables, horseshoe pits, volleyball court, tot lot, baseball diamond, and soccer field provided that the mowed play areas in the areas east of Sanctuary Ridge and south of the roundabout on Sanctuary Ridge shall be defined
4. All of the common open space improvements as amended and landscaping in the phases that have or will have started development (phase 1, 2, 4, 5, 7 and 8) shall be constructed prior to the issuance of the 14 land use permit for new home in the Mystic Ridge Open Space project from July 18, 2018 or by July 18, 2019 whichever comes first.

Voice vote: Ayes: 6

Nays: 0

Absent: 1

MOTION CARRIED

- b. Election of Officers
 1. Chair Person

Motion by Menzies, supported by Priebe

To re-elect Fried Goetz as Chairman

Voice vote: Ayes: 6 Nays: 0 Absent: 1 MOTION CARRIED

2. Vice Chairperson

Motion by Menzies, supported by Muir

To re-elect Joyce Priebe as Vice Chairman

Voice vote: Ayes: 6 Nays: 0 Absent: 1 MOTION CARRIED

8. ZONING ADMINISTRATOR'S REPORT:

a. 2020 Master Plan Update progress Report

Pacheco stated that we are almost through the public outreach portion of our process. We have received approximately 500 responses to our survey and are hoping for 100 more. We have someone going out to all of our businesses in the area. We had three additional questions for our businesses to get a little more sense where they are coming from and what we can do to support them better. We have also sent a survey to all of the municipal agencies regionally. The next thing they are trying to do is a little more outreach in the Village Center area. We will have another meeting in the middle of August where we will be presenting the survey results. Then we will start talking about what we want to see in the new Master Plan. Discussion was held on the state requirements for the various notifications. Pacheco stated that there will be opportunity throughout the process to discuss what is going into the plan.

9. ADJOURNMENT:

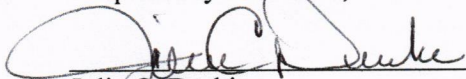
Motion by Menzies, supported by Priebe

To adjourn the meeting

Voice vote: Ayes: 6 Nays: 0 Absent: 1 MOTION CARRIED

The Regular Meeting of the Planning Commission was adjourned at 8:41 p.m.

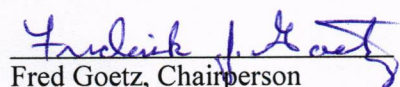
Respectfully submitted,



Julie C. Durkin
Recording Secretary

The minutes were approved

As presented/Corrected: 9/19/18



Fred Goetz, Chairperson