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Hamburg, Michigan 48139

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**Planning Commission  
Hamburg Township  
10405 Merrill Rd., P.O. Box 157  
Hamburg Township, Michigan 48139  
November 28, 2018  
(moved from November 21, 2018 due to holiday)  
7:00p.m.**

**1. CALL TO ORDER:**

Present: Goetz, Hamlin, Leabu, Menzies, Muck, Muir & Priebe

Absent: None

Also Present: Amy Steffens, Planning & Zoning Administrator; Scott Pacheco, Township Planner; Brittney Stein, Zoning Coordinator; John Jackson, McKenna Associates

**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: 7                      Nays: 0                      Absent: 0                      MOTION CARRIED

**4. APPROVAL OF MINUTES:**

a. September 19, 2018 Planning Commission Minutes

Motion by Muir, supported by Priebe

To approve the September 19, 2018 minutes as presented

Voice vote: Ayes: 7                      Nays: 0                      Absent: 0                      MOTION CARRIED

**5. CALL TO THE PUBLIC:**

Chairman Goetz opened the call to the public for any item not on the agenda. Hearing no public comment, the call was closed.

**6. OLD BUSINESS:** None

**7. NEW BUSINESS:**

- A. Site Plan (SP18-005) and Special Use Permit Applications (SUP 18-001) to consider a 4,800 square foot addition to the existing 6,720 square foot shop building on the southeast corner of the property at 7750 East M-36 (4715-25- 200-065). The project is considered a major amendment to the Special Use Permit granted in 2014 which allowed CEI an architectural sheet metal and roofing company, to be located on the subject property because the proposed addition will increase the buildings usable floor area by more than twenty five percent (25%) (Section 3.5.8 (A)(1)). The proposed addition is also considered a major amendment to the original approved site plan the addition because the project is larger than 2,000 square feet. (Section 4.9.4 (B)(1)).

Kristine Cook, applicant, stated that CEI is a roofing and architectural sheet metal operation and is applying to add a 60'x80' addition to the existing warehouse. They had a special use permit granted 2014. The additional square footage is to house a larger composite panel machine that they would like to purchase. The additional square footage is only cold storage. It is going to have metal racks for storage of flat metal sheet. They need it for the increase inventory that they will need for the additional business the new machine will generate. It will be attached to the warehouse and accessible through an interior garage door, and access from the outside will be on the west side. It will extend the profile from the southeast corner 60 feet and 80 feet to the west. It is not the entire length of the warehouse. They would be moving the existing downward directional LED lights that are currently in place to the south side of the building and a couple more lighting features will be added to the west and east sides, again pointing downward. The east side access to the building along Hall Road will be enclosed. They have never used the Hall Road entrance as access. Therefore, they are asking for a revised Special Use Permit to allow them to continue to do what they have been doing for the past four years and permit them to add the square footage. They have read through the report which included a number of recommendations. Their only question relates to the motion sensor lighting. They currently have four light poles which are not motion sensor. The other exterior lighting is the flag, the sign and two downward directional lights at the front door which are flanked by walls, and the same on the door on the north side of the building facing M-36. If it needs to go on motion sensor after 11:00 p.m. then they can do that. They would like to have their sign and flag lit all night. The only other issue is the eight-foot wide bike path. As part of the original Special Use Permit, they were given five years to figure out the path because of the proximity of the trees and the MDOT right-of-way. They have had it staked, but this fall, they missed the window for the concrete but it will be installed in the spring of 2019. The question is if the lighting is going to go off at 11:00 p.m., it is going to be very dark for anyone using the path.

Township planner Pacheco asked if all of the lights are on after 11:00 p.m. Ms. Cook stated that they are set on timers and go on at dusk. Pacheco stated that was not addressed on the original permit, and we do have lighting requirements that the lighting be shut-off at 11:00 or at the end of the business day or put on a motion sensor. He stated that the Planning Commission can issue waivers for those lighting requirements under our ordinance.

Pacheco gave a project description. He stated that it does meet most of the development review standards. There were a few things under the lighting section that have been brought up. We did not receive a lighting report with the site plan. There are requirements for footcandles at the property line. Prior to issuance of a building permit, they would need to submit that report. He stated that we have not received any complaints regarding the existing lighting, however this building does extend further to the south and closer to the residences on Hall Road. They do have an eight-foot fence between the edge of the property and the building. A light study should be done to make sure that it meets the footcandle requirement at the property line. They will be adding two lights to the east side of the new building, which is the most concerning. The lights on the south and the interior west side are far from the property line. Pacheco gave a history of the property. In 2014 CEI moved into the building and was granted a Special Use Permit. As a condition of project approval, an 8-foot multi-use path was required to be installed along the north portion of the site. At that time they were not changing any of the exterior structures. In 2015 they added a cold-storage barn in the back of the lumber yard area which was approved through site plan review. They are now coming and asking for a 60'x80' addition being added on to an existing paved area. No new drainage will be created as a result of the project. They are replacing an existing machine with a new machine that can do more. There will not be a net increase of employees so the existing parking is all that is required. He described the existing surrounding uses. He stated that he is recommending five conditions. The only condition the applicant had concern with is the lighting recommendations.

Pacheco reviewed the five conditions:

- 1) The final site plan shall include a note that states "All outdoor lighting shall be turned off between 11:00pm and sunrise and that all light fixtures used for security purposes are to be on motion detection devices
- 2) Prior to issuance of a land use permit by the Zoning Department, a lighting study shall be submitted that shows that light within a site shall not exceed ten (10) footcandles or one (1) footcandle at any property line, except where it abuts a residentially used or zoned site whereby a maximum of 0.5 footcandles is permitted. The only exception is with gas station canopy and automobile dealership lighting, where a maximum of twenty (20) footcandles is permitted within the site but the above standards shall apply to intensity at the property line. He discussed the light study. It was stated that because of the 8-foot fence, hopefully the study should show 0 footcandles at the property line.
- 3) Prior to issuance of a building permit the building department will verify that all Federal and State requirements regarding handicapped parking, loading and access 18 are met.
- 4) As a part of the project the Zoning Permit shall include the removal of the driveway approach off of Hall Road. Once the approach is removed the area shall be graded and landscaped to match the rest of the shoulder along Hall Road. There is an existing apron on Hall Road from where the lumber yard used as access. They have closed that off with an 8 foot fence but they left the apron and you cannot plant landscaping along the drainage ditch like the rest of the site.
- 5) Prior to issuance of a land use or building permit all local, county and state regulations will need to be reviewed and approved for this project. A list of the agencies that may be required to review this project including but are not limited to; the Livingston County Drain Commission, Road Commission, Building Department, Health Department, and Water Authority, and the Hamburg Township Utilities and Fire Departments. We do have a letter from the Fire Department that has two common requirements dealing with fire lane and Knox box.

Pacheco stated that the project appears to meet all of the zoning requirements which he has outlined in his report and meets all of the Standards for Approval of the Special Use Permit and Standards for Site Plan Review and for the additional Approval Standards for the Village Center requirements.

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

Menzies stated that with the fence, you can barely see the lighting. He stated that after the study, he feels that they can keep the lights on and not have the motion sensors. He stated that there is adequate land and will not require any variances and would not require additional parking.

It was stated that the parking lot lights were existing. The applicant did not add any poles. Leabu stated that you have to have a light on the flag or the flag cannot fly. He stated that he does not have a problem with the architecture or roof line. However as it relates to the lights, he has a problem with the new lights on the south. There is a difference between the light hitting the ground and just a light that you can see. He would like to see the new lights on the south and the east be put on a motion sensor after 11:00 p.m. Furthermore, if that is done, then you don't really need a study. The new lights on the west side are not an issue because of the distance from the property line.

Muir asked if the soil erosion and sedimentation sign-off should be included as a condition. Pacheco stated that is covered by the Livingston County Drain Commission and would be required prior to the issuance of a building permit. It was stated that there is no new impervious surfaces.

The question was asked if the Commission can approve the plan versus recommending approval. Pacheco stated that this is Planning Commission approval because it is an amendment to an existing site plan. Our code allows the Commission to approve the amendment and Special Use Permit.

Motion by Priebe, supported by Leabu

The Planning Commission approves the Special Use Permit and Site Plan Amendments (SUP18-001 and SP18-005) to allow the new 4,800 square foot addition to be built on the south side of the existing shop

building at 7750 E- M-36 (TID15-25-200-065); because the project with the following recommended conditions will meet all the discretionary standards for Special Use Permits under Article 3 , Site Plan Review under Article 4, Projects within the Village Center Area under Article 7 as described at this hearing and as presented in the November 28, 2018 Staff Report.

Conditions of Approval:

- 1) The final site plan shall include a note that states “all new outside lights on the east and south side used for security purposes shall be on motion detection devices.”
- 2) Prior to issuance of a building permit the building department will verify that all Federal and State requirements regarding handicapped parking, loading and access are met.
- 3) As a part of the project, the Zoning Permit shall include the removal of the driveway approach off of Hall Road. Once the approach is removed the area shall be graded and landscaped to match the rest of the shoulder along Hall Road.
- 4) Prior to issuance of a land use or building permit all local, county and state regulations will need to be reviewed and approved for this project. A list of the agencies that may be required to review this project including but are not limited to: the Livingston County Drain Commission, Road Commission, Building Department, Health Department, and Water Authority; and the Hamburg Township Utilities and Fire Departments.

Voice vote: Ayes: 7                      Nays: 0                      Absent: 0                      MOTION CARRIED

- B. Preliminary Site Plan Application for an Open Space Planned Unit Development (OSPUD 18-001) to allow construction a 154 unit single family housing development on the properties at 4715-14-400-008 (8.5 Acres) and 4715-23-100-002 (77.19 Acres). This development proposes a mix of property sizes and types that will be clustered on the site in order to help preserve the existing wetlands and other sensitive areas of the site.

Mr. Rob Wagner, Civil Engineer from Midwestern Consulting stated that they have been working on this project for almost a year. He stated that the developer is Winans Lake Development. He introduced Ted Hirsh, Project Engineer. He stated that Todd Hallet from TK Design Associates is the architect, King & McGregor delineated the wetlands and the habitat species study and G2 Consulting Group did the geotechnical investigation.

Mr. Wagner presented a slide presentation which included:

**Site Location** – 92.5 acre site on Winans Lake Road east of Chilson Rd. west of Hamburg Road.

**Define the Project** – Clustered Single Family Residential with definable benefits to the community, interconnected open space for a cohesive neighborhood with active and passive recreation facilities and features. They are proposing to preserve wetlands and woodlands, consistent with the Township Master Plan which encourages open space communities.

**Site Analysis** – Gill Lake and the Huron River and preserving quality woodlands. They are not proposing to fill in any wetlands and proposing walking paths along the woodlands and access points to the river.

**Master Plan** – Future Land Use shows medium density with surrounding high density to the west.

**Zoning Map** – Existing zoning is Waterfront residential with Natural River zoning along the south end of the property.

**Water’s Edge Layout** – Mr. Wagner stated that they came in back in February, and at that time they proposed a permanent connection at Huron Highlands and at Lake Crest. However, after hearing the opposition, they changed the plan to an emergency access only, to Huron Highlands as which the Fire Department has approved. They are proposing access onto Winans Lake and their site distance has been approved by Livingston County.

**Private Roadways** – They are proposing 20 foot alleys to minimize the amount of pavement and 26 foot wide roads to meet the Fire Code

**Open Space Calculation** – They are proposing 56% open space when 40% is required by the Open Space ordinance. 25% is required to be upland and they have 89% of the open space as upland.

**Utilities-Water** – Mr. Wagner stated that during their pump tests, they did affect some neighboring wells. They could pump at a lower rate and get a permit from the DEQ for the community well. The developer has decided to pursue a public water main which is currently located next to the Hamburg Professional Center which would be

brought to the site. That would be in accordance with the Township's Utilities Master Plan for water and would also benefit future development.

**Exemplary Project Items** – They would be preserving natural features, providing natural river walking path, observation gathering points along the trail and overlook, three points of access to the Huron River for kayaks, canoes and paddle boats, three parks along Gill Lake, Gill Lake look-out area, and optional dock, not for motor boats but kayaks and canoes. They are preserving 3.68 acres of forest and adding a walking path through it. Extending three million dollars worth of water main to the site. Their storm water best management practices include infiltration, possible permeable parking areas next to the river. They will be providing more detention than the ordinance or the Livingston County Drain Commissioner requires.

**Exemplary Project Items 2** – They are proposing a public sanitary sewer and forced main. Instead of proposing grinder pumps at every home, they are proposing a lift station. With the tap fees, the Township would see \$390,000 worth of fees and \$462,000 water. They are proposing a diverse mixture of housing options and lot sizes. They are proposing 150 foot transition buffer around the development with a small exception. There are a number of community amenities including two fountains, large gazebo, pickle ball courts, picnic tables and benches throughout the site. There are a parks with dog waste stations and extensive landscaping along Huron River Highland and Winans Lake

**Justification of Density** – They are asking for a density bonus. There was a project recently approved with a 100 density bonus. They are seeking a 95% bonus and feel that their project is more exemplary than that one. He further reviewed the project features as well as the benefit to the homeowners to have reduced insurance rates because of the fire hydrants. He stated that the 56% open space calculates to 1/3 of an acre per unit and 4.2 miles of path ways or 140 feet of path per unit. They are proposing 43 acres of community park area or ¼ acre per unit. They have 25 acres of preserved woodlands or .15 acres per unit. They have mixed home typeology. Density allows opportunity for these unique design features. He showed the density bonus calculation.

**Socio-Economics** – The developer is not selling this as an empty-nester community, but that may be just who will buy it and may have disposable income to spend here. This is a \$50 million project that may take 5-10 years to build. They believe that when communities such as this are constructed, it actually increases neighbor's property values because the sales price will impact neighbors.

Todd Hallet of TK Design, a residential design firm out of South Lyon, stated that they have been commissioned to design the houses for Water's Edge. He presented a slide show presentation which included:

**Inspiration** – Community, lifestyle & retreat. They wanted to provide a retreat to go home to as opposed to just going to a house. They are targeting empty nesters and active adults, not necessarily young families. They are not restrictive, but that is who they are seeking. They have to make the site affordable and make it a leisure site that is walkable and provide recreation not just for people in the development, but the entire community. The homes and property are maintenance free. The association would take care of the house on the outside as well as the yards. They also want to provide social connectivity and the ability to walk around the site and talk to neighbors. He further reviewed the site features. They are providing a variety of different lot sizes and units. He reviewed the park features. He reviewed the home placement and design. He discussed the area at the river. He stated that they are not touching one tree along the river and plan to keep it as a natural barrier. They are trying to keep it as untouched as possible while still allowing the community to enjoy it by providing walking paths. The idea is connectivity whereby people can walk to this site and have access to the special things that make the site exemplary. He further discussed access to Gill Lake.

**Home Design** - They want to create designs in line with what they see in Hamburg. The style is craftsman, farmhouse and costal look, primarily one-story but also two-story. He stated that the open-space ordinance looks for innovation and greater flexibility in design. They feel like this is a very unique idea. The site will provide private roads and alleys. They want to put two fronts on the same home so it looks great from both the alley and the road. This will allow consistent aesthetic throughout the whole site. He provided some examples.

**Lot Orientation** – He provided an example of a high-density subdivision. He stated that they want to make sure that everyone who lives on the perimeter will see long views and vistas all the way around the site. He provided a sample lot diagram.

**Open Space Community Ordinance:** 1) Assuring permanent preservation of open space and other natural resources. He reviewed the open space throughout the site. 2) Provide recreational facilities within reasonable distance of residents in the development. He discussed the interconnection of their recreation/parks. 3) Allowing

innovation and greater flexibility in design. He discussed the two-front concept. He stated that they are working on defining that. They want everyone throughout the site to both look good and see the vistas. 4) Ensuring compatibility of design and use between neighboring properties. He stated that there are no neighboring properties that have this connectivity or open space properties, but they can make the architecture in context. 5) Encouraging a less sprawling type of development thus preserving open space. This site is the opposite of sprawl. He stated that this is the most interconnected site he has ever seen.

Mr. Hallet thanked the Commission and respectfully requested that the request be tabled to give them time to respond to the review.

John Jackson of McKenna, Planning Consultant, stated that the Township has had the open space option in their ordinance since 1992. It is an incentive based zoning approach. If a developer uses the option, they get a density bonus in exchange for providing a benefit to the Township. Since 1992, the vast majority of benefit provided by developments is the preservation of open space. That was the primary objective of the township. The Township has been recognized nationally for being innovative and creative in how they achieve objectives of the Master Plan and preserving the things that define the township, the natural features, open space, views, river areas, etc. The Township's Master Plan recognizes that we need a product that would appeal to empty nesters. As a result, we started to introduce alternative types of housing. As an option, developers can develop Elder Cottage Housing Option (ECHO). These are smaller homes clustered together at higher density. We have one of those developments, and that option has been in the ordinance for over 20 years. Another option is providing accessory dwelling units and yet we have very few. We don't have a lot of options for people who want to age in place nor do we have a lot of options for young families who want to move out here. We also don't have many options that appeal to young professionals. It is a goal of the Township to provide a greater range of housing options. People were not taking advantage of the open space option either. Now we are in a position to look at that approach to provide an alternative housing. The demographics show that the number of seniors and empty nesters is growing drastically. The ordinance allows the Planning Commission and Township Board to grant modifications to the zoning standards that result in an increase in density to encourage these types of housing. That is one of the first things we discussed with the developer. We are looking for multiple types of homes on multiple size lots. We are continuing to work with the developer and we are not there yet. We have identified a number of areas the developer still needs to work on. We have met with the developer to try to get them to a project that is acceptable to the Township. There have been a lot improvements since we first met and a lot of progress has been made. They have asked for more time to respond to the review letter.

Chairman Goetz opened the public hearing and asked that anyone wishing to speak should limit their comments to three minutes.

A number of residents spoke regarding the project:

Michelle Ormanian, 9497 Huron Rapids Drive, stated that she would like to correct the statement that Huron River Highlands is high density. It is not. It is medium density residential with water front as the lots are zoned Waterfront Residential and Natural Riverfront Residential. She presented a petition opposing the proposed 154 high-density housing development. They represent 552 property owners. She stated that the proposal is not consistent with the Hamburg Township Master Plan and not consistent with the Township Zoning Ordinance. The property is zoned for medium density housing with a maximum of 79 dwelling units. She further discussed their opposition and concern over the proper lot size, width and setbacks required. She discussed their calculation of the density bonus and other concerns about density. They demand that the Township Board and Planning Commission uphold its Master Plan and enforce its zoning ordinance.

Charles Simpson, 6182 Oak Valley, presented a petition by 162 residents of Huron River Highlands representing 89 of the 93 homes opposing a plan making the two cul-de-sacs becoming cut-through roads from the proposed high-density development. He stated that these roads are not consistent with the Township's Master Plan or Zoning Ordinance. He further discussed the Master Plan and the recently approved developments. He discussed the impact of traffic from the proposed development. He stated that the proposed development is detached condominiums.

Judy Urban, 8720 Tamarack Drive, stated that she likes the efforts that the developer has made to save the perimeters, ponds, etc. She stated that she does not think that trying to mix the single family and senior housing is going to work. Seniors do not want to live next to homes with families and children. We need to be concerned about the density, beauty and quality.

Lynn Riehl, 5842 Winans Drive, stated that she has lived here for 26 years. All she has heard about is the quality of life for the people who move into this subdivision. What about the quality of life for the rest of them? The traffic on Winans Lake Road is terrible and this development will only increase it and cause more trouble. They don't want to see the fountains, etc. What they care about is the wildlife and what they see now. She stated that she understands why Huron River Highlands does not want access through their subdivision, but that means it is all going to go through Winans Lake Road. She cannot see any benefit to the community.

Ellen Babas, 5476 Arapaho, stated that she is not a neighbor to this development, however she is a resident who is opposed to the development partially because of the traffic. She questioned how many empty-nesters and baby boomers are going to be able to afford these homes. Further, she stated that she can see promises similar to those we have received before and not realized.

Simon Ren, 8790 Hendricks Drive, stated that he has driven by this area for the past 25 years. He is in favor of the development. It is quite appropriate. Something is going to go there and this looks as good as anything we can expect. To him this is medium to low density with ½ acre lots.

Jeff Yeakey, 9305 Huron Rapids Drive, stated that he has been a resident in the area for 48 years. He lives at the cul-de-sac where they want to bring in the driveway. At the time he bought his house, he did his due diligence and talked to neighbors as well as the owner of the 100 acre parcel. For many years it has been leased to farmers. He looked at the Master Plan and knew that the worst thing that could happen would be medium density similar to Huron River Highlands. If this goes in, he will have a steel gate at the end of his drive-way and the "busy area" including the pickle ball courts in his backyard.

Jim Clement, 9361 Silver Maple, stated that it is not the intent of the open space ordinance to trump the existing zoning. He would like to see if they have tried to consider a conventional site, and if not explain why they did not. There is no mandate about who can buy there so it is just another subdivision and not worthy of changing the character of that area. He stated that there is already vacant land elsewhere for this type of high-density development. He discussed the vacant property next to the fire station designated for senior living. He discussed the purchase price and economics of the site. He stated that he went through the same due diligence when he purchased his home. He does not think this is a bad development, but does not feel that this is the place for it.

Mike Angell, 9017 Buckhorn Lane, stated that his subdivision is directly across from the proposed grand entrance. They have a small subdivision at a medium density setting. Across the street from his subdivision is a 95 acre producing farm with wildlife, etc. Although they would like to see it remain a farm, they don't expect that. They expect to have a development there, but let's make it reasonable and consistent with what is around it and in Hamburg. He does not want to live in Canton or that environment. It is not a good fit, and if you think that it is, then take out ½ of the lots and make it the density that it's rated for. Further, if not for the residents of Huron River Highlands, he would not have known that this was proposed.

Ron Brandt, 9429 Huron Rapids Dive, stated that if this goes through, we are going to be setting a precedent. He stated that he lives approximately 10 homes from a pickle ball court, and he can hear them playing from his home.

Bob Finn, 8610 Tamarack, stated that he is opposed to this development for environmental and economic reasons. He stated that the river has been designated by both the Township and the DNR as a natural river and with that designation comes certain restrictions. He reviewed those restrictions. The whole development will impact the river and violates the ideals the Township wants to uphold. He stated that the idea of a PUD is to cluster the homes to maintain natural features. This development clusters the homes, but almost doubles the number of homes allowed and clusters it around as if it were not an open space PUD. He expressed his concern over the increase in impervious surfaces and runoff draining into the river and Gill Lake. He expressed his concern over the increase in traffic and air

pollution, leakage from cars, etc. This is going to be costly to the township with other infrastructure costs and Township services that the tax increase will not cover adequately.

Diane Henry, 8024 Branch Drive, stated that the Huron River highly impacts her property. They flooded in February and May this year. She is wondering what type of flood mitigation plan will be put in place. She further stated that the river is contaminated to the point that you cannot fish in it anymore.

Jerry Bennett, 8820 Hendricks, stated that according to the Township numbers, this is not 95 acres, but rather 85 acres. He asked if there will be turn lanes installed.

Kevin Guthrie, 9421 Huron Rapids Drive, stated that he agrees with a lot of the points made by the residents. He questioned the home prices. He stated that ideal senior housing is close to shopping and hospitals. He questioned what is going to happen if the market doesn't sustain and people do not buy these homes.

Mark Latendriesse, 9175 Eagle Run Drive, stated that he and his wife are opposed to the proposed high-density development. The property is zoned for medium density. He stated that this type of development is seen in large communities such as Novi, Canton and Ann Arbor who have the infrastructure to handle it. Hamburg Township does not. He discussed the number of people using the amenities. He discussed Winans Lake Road not being able to be widened to handle the additional traffic. He stated that he believes this developer has no vested interest in our community. Long-term repercussions may occur as a result of this development. One example is the current residents suffering as a result of the testing of the wells. He stated that he demands that the Township stand firm in developing this property as medium density and use the open space ordinance as intended.

Ron Medere, 5846 Winans View Ct., stated that when he was looking for his home and found Winans Woods, he saw what a true open space subdivision was and thought that it is something that exemplifies what we should be proud of. The Township 2011 Master Plan sites the criteria for a development and what the guidelines are for open space, which is not intended to ignore zoning. This developer has decided that he does not need to follow that. They are not opposed to development, but they are opposed to impact to natural resources and density. He further discussed the 2020 Master Plan meetings where there was resounding opposition to this type of development.

Robin Huhn, 6736 Winans Lake Road, stated that his home is next to this development. When they purchased their home, they knew that Winans Lake had a fair amount of traffic and they knew that this property was for sale and would be developed. They are concerned about the possible placement of a house next to theirs. They are concerned about the additional road noise and additional lights that will result in the homes.

Lorraine LaValley, 6701 Winans Lake Road, stated that her family has lived here since 1978. Looking at the plan, it appears that the road will be directly across from their home. This is a main artery to the expressway. She discussed the current traffic and stated that there are already two large developments on Winans Lake in Green Oak. She further questioned one entrance with that number of homes. There are too many homes for this property, and at the very least, it needs two entrances.

Mike Mcquire, 9110 Eagle Run, stated that his family moved here from Ann Arbor for two reasons, one being the school district and number two was the less crowded, more rural setting. They knew that the farm someday would be developed, but they were hoping for something similar to Eagle Run with big lots and less homes.

Katherine Lipp, 9463 Huron Heights Drive, stated that she moved out here from high-density Oak Park for the rural character of the area and natural resources, not only the river but also open spaces for the wildlife. She would expect that the Township to uphold the medium-density zoning, and if you don't she would expect there to be a statement to the public why these people's concerns are overridden and the high-density proposal would need to be approved.

Catherine Burke, 5890 Winans View Ct., stated that she is a senior and widow who lives in a home that is too big. Although it is a beautiful development, she does not feel that Hamburg is the place.



Austin Ormanian, 9497 Huron Rapids Drive, stated that clearly this is important to a lot of people and should be taken into consideration. There are places that have homes like this in Canton, Livonia, etc. He discussed the development in Brighton and the progression and precedent from one development to the next. He stated that they knew this would not stay a field forever. The only thing they are asking is to make it reasonable. Why does it have to be doubling the amount of houses. The infrastructure is not there to handle the number of people. He does not feel that this should be tabled. There should be some type of acknowledgement or sense of direction for this.

Mary Anne Britton, 6167 Cowell Road, stated that the developer has mentioned 55 foot lots, but they don't say how many houses. There are many questions that have not yet been answered. The Planning Commission and Board should take into consideration how many people are here.

Chairman Goetz closed the public hearing.

Commissioner Hamlin questioned the correct size of the parcel. It was stated that there are actually two parcels. Hamlin asked if Huron River Drive was a County Road. It was stated that it is a County Road and it would be up to them to approve a connection.

Hamlin questioned the calculation of the density bonus. He stated that his understanding of the ordinance is the same as the first speaker.

Commissioner Muir stated that he was part of the group that did the site walk, and does agree that it is a beautiful piece of property. They spent a lot of time identifying sections that should not be changed. Where we are is determining what is going to make this an exemplary PUD.

Commissioner Priebe stated that there seems to be a lot of comparison between this and Regency Village. She is not seeing the same trade-off with this particular development. The density seems excessive.

Commissioner Leabu stated that he has visited the site a couple times. Our ordinance makes you protect the natural river area. Originally, they wanted to build in that area and we said no you cannot build anything within 100 feet to the top of the bluff. He is glad to see that people realize that it is not going to be left a corn field. The question is density. He has lived on Winans Lake for 40 years. He does not think the concept is wrong, there is a need for it. The average lake front lot in Hamburg is ¼ acre. He discussed the sewers that were added around the lakes. Because of our ordinance, this will have to have sewers which is good for the environment. He further stated that this is some of the best architecture he has seen. He stated that if you read the Planner's letter, there is work to be done.

Commissioner Menzies stated that there are some discrepancies and some concerns, which is why project should be tabled. You are not going to stop development, but you can control it, and that is why we are here. He stated that in a parallel plan you would see bigger lots, but they would be "cookie cutter" lots and it would look like Canton. They would be on the river and they would be on the lake.

Commissioner Muck stated that he would echo the other commissioners. He is torn on this development. The Planner did an excellent job outlining the concerns. It is clear that there are too many questions and he commends the developer for recognizing that and saying we need to go back to the table and work with the Planner and staff. We have all heard the residents loud and clear.

Commissioner Leabu stated that a lot of prep work has been done to get to this point. It was stated that over 1500 trees have been tagged.

Planner Jackson stated that they will be meeting with the developer very shortly. Chairman Goetz stated that the density needs to be looked at very closely.

Motion by Muck, supported by Hamlin

To table Preliminary Site Plan Application for an Open Space Planned Unit Development (OSPUD 18-001)

Voice vote: Ayes: 7                      Nays: 0                      Absent: 0                      MOTION CARRIED

**8. ZONING ADMINISTRATOR'S REPORT:**

Planning & Zoning Administrator Steffens stated that the Commissioners have received a letter from the Livingston County Planning Department regarding the adoption of the Livingston County 2018 Master Plan. She would encourage the Commission to go on their site and look at the plan. It is nicely done, and Hamburg Township is mentioned multiple times throughout the plan as being an example of planning best practices.

Steffens stated that the 2019 dates are in your folder. The Commission does not need to take action unless you choose to. The meetings are the third dates of every month assuming there is an agenda.

Motion by Muir, supported by Priebe

To approve the 2019 Planning Commission meeting dates

Voice vote: Ayes: 7                      Nays: 0                      Absent: 0                      MOTION CARRIED

Steffens stated that there is a December 5<sup>th</sup> presentation of the Livingston County Transit Plan at the Livingston County Emergency Management Building in Howell.

Steffens stated that in February we will again hold our joint meeting with the Township Board, Planning Commission, ZBA and Parks and Recreation. A date has not yet been set, but if there are topics you would like on the agenda, please let her know in the next few weeks. It is a year in review so you will see a list of all the permits, variances, site plan reviews, etc. from 2018 and then going forward what staff has identified as being things we need to work on.

Steffens stated that there is also a Livingston County Transit Plan survey that takes just a couple minutes to complete. They are trying to get a handle on what we see as the transit needs in Livingston County.

**9. ADJOURNMENT:**

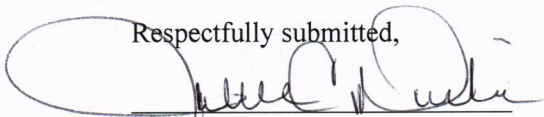
Motion by Menzies, supported by Priebe

To adjourn the meeting

Voice vote: Ayes: 7                      Nays: 0                      Absent: 0                      MOTION CARRIED

The Regular Meeting of the Planning Commission was adjourned at 9:42 p.m.

Respectfully submitted,

  
Julie C. Durkin  
Recording Secretary

The minutes were approved  
As presented/Corrected: 2-20-19

  
Fred Goetz, Chairperson