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**Planning Commission
Hamburg Township
10405 Merrill Rd., P.O. Box 157
Hamburg Township, Michigan 48139
December 12, 2018
Special Meeting
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, Planning & Zoning Director, and John Jackson, Planner from McKenna Associates

2. PLEDGE TO THE FLAG:

3. APPROVAL OF THE AGENDA:

Chairman Goetz stated that he would like to delay approval of the minutes until the next meeting.

Motion by Leabu, supported by Menzies

To delay approval of the November 28, 2018 minutes until the next meeting.

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

Motion by Menzies, supported by Muir

To approve the agenda as amended

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

4. 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.

5. OLD BUSINESS:

1. Public hearing to continue the review of the preliminary site plan application for an Open Space Planned Unit Development, commonly known as Waters Edge Village, (OSPUD 18-001) on the properties at 4715-14-400-008 and 4715-23-100-002. This project was tabled at the November 28, 2018 Planning Commission hearing

Mr. Rob Wagner from Midwestern Consulting stated that at the last meeting they heard what the public said and heard what the Planning Commission said so they went back to the drawing table and revised the plans. He highlighted the changes and amenities as follows:

- Reduced the density from 154 units to 144
- Reduced the density bonus request from 95% to 87%
- Increased the open space from 56% to 62%
- The area parks increased from 43 acres to 45.6 acres
- Added 10, 1200 square foot universal units to address the need for accessibility
- Added a water green alley in the southwest corner
- They moved the emergency access gate 40 feet inside the property line and are now proposing that be crushed aggregate instead of asphalt. That gate will have to go in whether it be this development or a 79 unit development.
- Added more pathways for connectivity
- Improved the trail along the bluff to be crushed aggregate rather than woodchip path as previously proposed
- They removed the pickle ball court due to the concern about the noise, moved the gazebo further toward the center and eliminated the picnic tables in that southwest corner.
- They have updated the traffic study. With the predominately two-bedroom unit proposal, they have found that the traffic generated would be no more, and probably less than if you had 79 single family homes. The study also shows that the intersection at Winans Lake would function properly with the added turn lanes. The study also shows that the connection at Huron Rapids/Lake Crest functions better as emergency access rather than opening it up to through traffic.
- There had been a question regarding the size of the property and it is a 92.55 acre parcel.
- The open space equates to .4 acre per unit.
- 1598 trees were surveyed and 691 are proposed to be saved. That is just those that they have surveyed and anything outside that survey will be saved as well.
- They have 4.4 miles of walking path.

Mr. Wagner stated that there are a few other changes and would be happy to answer any questions.

John Jackson of McKenna, stated that his Planning Consulting firm has been working with the Township for over 25 years. We have seen a lot of changes over the years and the Township knew that there was going to be a lot of development that would occur. It is a desirable place to live for not only the lakes but the community as a whole. They took the initiative to establish an open-space ordinance which has set the tone for the development that has occurred over the last 25 years. Because of that, thousands of acres of land have been preserved in the Township. Public hearings were held and what we heard from the residents was to preserve the natural features and character. The ordinance has allowed the Township to be creative. It is an incentive based ordinance and provides a density bonus in exchange for better design and preserving more open space by clustering the units. When the first open space development went in, some of the neighbors were not happy. But, if you look back, it has worked well. This project represents a significant change which makes a lot of people uncomfortable. The ordinance will give the Township the ability to get a great development out of this process. He reviewed the process in reviewing an open space project. It starts with concepts presented to staff, then the preliminary open space plan which is what was presented at the last Planning Commission meeting. That was a public hearing to make the residents aware of what is happening, allow them to voice their concerns, allow them to see what is proposed, eliminate misinformation, etc. Based on the amount of comments, the Commission decided that they needed a second preliminary review and public hearing which is why we are here tonight. The Commission could recommend approval, approval with conditions, or recommend denial. All of those actions would be recommendation to the Township Board. The next step would be for the Township Board to consider the preliminary plan. They could approve it, approve with conditions, deny it or send it back to the Planning Commission. The purpose of the preliminary plan is to "nail down" the concept, determine the number of units and agree upon what is moving forward. Between the preliminary and final, there is a lot of detail to be worked out. After the details are worked out, it will come back to the Planning Commission for recommendation of final plan. The Township Board will make the ultimate decision.

Mr. Jackson stated that for a project to be considered appropriate for an open space project, there needs to be some determinations:

1. Assurance that there will be permanent preservation of open space
2. There needs to be recreational facilities within reasonable distance of all the residents within the development. They are not talking about baseball diamonds, etc. but rather passive recreation facilities. It is important to acknowledge the natural features such as the Huron River and make sure they are done appropriately.
3. It allows greater flexibility in the design. We are not looking for a "cookie cutter" approach or replicate every other open space project or residential project. We are trying to encourage innovation to respond to what the needs are of the Township at the time the development comes in as well as the needs as the population changes moving forward.
4. It ensures compatibility in design with neighboring properties
5. It encourages a less sprawling development thus preserving open space

Mr. Jackson stated that the question was asked how you determine the density for an open space development. The ordinance spells out the methods. If it results in the same number of units if you did a standard subdivision, then you could do an open space by right and could be approved by the Planning Commission. Most of the Township's open space developments are a standard open space development determined by a formula based on a parallel plan which uses a smaller lot size allowed for the underlying zoning. There is a bonus of approximately 50%. Then there is the exemplary open space project which allows the Planning Commission to exercise some discretion to allow an additional 15% density bonus based on some clear criteria. The fourth provision in the ordinance, which is regulatory flexibility. The Planning Commission and ultimately the Township Board has the discretion to modify the standards within the ordinance. The principals are spelled out in the ordinance to encourage creativity, encourage the developer to provide additional amenities in using innovative planning mechanisms; a mix of housing types or different design, high-quality design, etc. that includes architecture, landscape, etc. to ensure the final built project is something that will be around for 100+ years.

Mr. Jackson reviewed the Township's goals and what they are reviewing the project against, not only the zoning but also the goals and objectives of its master plan. This includes:

- promoting the public health, safety, comfort and welfare
- protect, preserve and enhance, whenever possible, the unique and desirable natural amenities of the Township
- preserve the natural and historic character by accommodating a reasonable amount of development but ensuring the development is in harmony
- direct future development to those areas most suited for that type of development
- provide utility improvement in locations best suited for develop to support managed growth
- preserve existing landscape, natural features
- identify and encourage area to be preserved
- provide an avenue for obtainable housing
- promote storm water management practices & provide framework to handle storm water run-off

He stated that the Township has wanted to balance development along with preservation. In the Master Plan there are several maps that determine the development capacity of property within the township. One of the maps determines where sanitary sewer is going to be extended. This property is in the area anticipated for public sewer to be extended. It was anticipated that this site would be serviced by water and sewer. The Township has a policy of allowing higher density where water and sewer is provided. It takes pressure off the areas that don't have utilities to have less of an environmental impact. There is a map that deals with land capability. There are a series of factors to determine what areas are most suited for development. Most of this site is considered to be land most capable of supporting development. That is the upland area at the top of the bluff and the flat area that has most recently been farmed. There are not a lot of high value environmental features that lends itself to development, and there are other

areas of the site that are least appropriate for development along the water's edge, etc. The majority of this property is designated as medium density residential on the master plan and an area of natural river district. In terms of zoning, the majority of the site is designated as Waterfront Residential and Natural River District. When the Township evaluates these projects, they need to look at the demographic trends at that time and what they are projected to occur in the future. Over the years, we have developed a great stock of single-family detached homes on good sized lots. Almost 92% of the housing stock is single-family detached. We do not have a lot of other housing types for people as they age and down size or for young couples looking to move into the community who don't have access to entry level housing. Over 66% of the families in Hamburg do not have children. The demand for this type of housing is going to increase. The Township has the Elderly Cottage Housing ordinance in place, but there has not been a lot of use. We have also adopted the accessory dwelling unit ordinance which also has not had a lot of use. These are to provide an alternative to a senior housing complex. It is in the best interest of the Township to provide this type of housing so we are looking at ways to provide it.

Mr. Jackson discussed his review letter. He stated that in terms of eligibility for an open space project there has to be recognizable benefit. This project provides 60% open space, innovative design, variety of housing types, exceptional architecture and preserves the area along the Huron River and Gill Lake. We look for high-quality open space, and based on their plan, they have kept the sensitive areas as open space but also provided area for social interaction and recreational spaces in a central location to create a cohesive neighborhood. We feel they have done a good job in providing that open space. As this project moves forward, they are going to provide documentation to ensure the open spaces are permanently preserved. They need to demonstrate that they are creating a cohesive neighborhood. We have worked with the developer extensively to make sure that this is a "tight-knit" development; that all the pathways and sidewalks connect to each other, that the road network is connected and cohesive and the orientation of the homes are such that people will feel that they are part of a neighborhood. There are a lot of details and subtle design features that need to be considered. They will need to continue to work with us to refine those subtle details so that when we get to the final plan, we will have those tied down.

Mr. Jackson stated that the project is under unified control or single ownership. The Planning Commission, and ultimately the Township Board has to make the determination that the density impact is reasonable based on the impact on the Township's infrastructure, services, neighboring property, natural features, etc. The proposal is at a density of 1.56 units per acre. That is not high density but moderate density. The Township considers high density as 4 dwelling units per acre. This is less than 1/2 of what is considered high-density. The open space is limited to the residential zoning district. This site contains both the Waterfront Residential and Natural River districts. The developer has revised their parallel plan to comply with the technical requirements of the ordinance. The new plan generates a total of 77 lots. The availability of water and sewer is based on density. The developer is going to provide water and sewer to this site which will take an exceptional burden off the environmental impact of this project in terms of ground water and providing septic fields. This is a huge factor in determining the appropriateness of the density. The regulatory flexibility provision is what the developer is requesting. They have to demonstrate to the satisfaction of the Planning Commission that they can use this flexibility. They feel that the things that justify use of this provision include a range of housing types and lot choices that appeal to people with various housing needs, they are providing water and sewer which is a great benefit to the people who live in this area, and they are preserving the Township's natural resources. If this site was developed conventionally, there would be private access to the river with boats, docks, etc. Because they are going through this process, they have committed to not having any motorized watercraft or docks on the river. There will be walkways and areas for canoes and kayaks to be put into the river. This is an exceptional concession on the part of the developer. Another design standard is compatibility with adjacent uses. They heard the objection by residents that the active recreation facility next to existing residences is not desirable. They heard the objection to the access gate next to a neighbor's driveway. They have changed the plan. There is also a 150 foot buffer where it abuts adjacent residential. One of the things we asked the developer to provide prior to final approval is a more detailed landscape plan. We ask that they look at the landscape in those transitional areas to make sure that it is natural and blends in with the existing vegetation and provides the needed buffer. There are only a few houses that back to Winans Lake Road so there will be minimal visual impact. They have encouraged the developer to use a bungalow court which puts houses in close proximity to each other, and we need to make sure the spaces are properly delineated with fences, etc. so it's clear how the houses relate to each other; fronts/back of houses. He further discussed specific unit locations, etc. There are subtle design

features that need to be resolved. We have asked the developer to work with staff on those prior to final approval. We are going to continue to push the developer to work on the architectural detail. They will be required to provide a book of information on each of the different housing types in detail, landscape detail for each unit, what kind of fencing is to be used, etc. This will all be developed by the developer. Each individual owner will not be able to install their own fencing or landscaping so all of the detail will have to be resolved before final approval.

Mr. Jackson discussed access to the site. There is one access for 144 units onto Winans Lake Road. They have heard two types of comments; 1) from the people on Winans Lake Road, why is there only one access and 2) from the development to the southwest, we don't want anyone from this project coming through our neighborhood. The traffic study shows that the impact of this project on the surrounding road network is minimal. What would have the biggest impact is the "background traffic". That is the traffic that will be generated from development to the west and north and all throughout the township. The Master Plan has a whole section on traffic management and transportation. The Master Plan shows where it makes sense to make road connections that would more efficiently and effectively distribute the traffic. We have pushed the developer to look at the internal road network to make sure they are well laid out, have sidewalks and we have encouraged them to use lanes and alleys to have access to the rear of the units. We have talked about crushed limestone shoulders instead of having sidewalks in areas that are more environmentally sensitive. The road layout generally works but there are some details that still need to be worked out. They have plenty of sidewalks and pathways. He stated that they have given us the tree survey that we asked for and they are preserving a significant amount of valuable trees. We did want some additional detail on the floating dock, and that can be something provided prior to final. If this project gets approved, one of the conditions is that there will be architectural review and a set of design guidelines. We have encouraged the developer to use best practices with regards to storm water management. They are going to have to provide detail landscaping plan, and lighting plan. They are going to have to provide detail Master Deed and By-Laws as it moves forward. At this preliminary point, it is their conclusion that if they can address these conditions that we have identified to the satisfaction of the Planning Commission, that the plan is appropriate for preliminary approval.

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

A number of residents spoke regarding the project:

Judy Urban, 8720 Tamarack Drive, stated that people pay extra for trees. The houses should back into the trees or in the trees. She asked if there would be restrictions for cutting the trees. She asked how many trees are going to be cut down. She stated that we should make this an award winning development. She asked if the sale of the property is contingent upon approval of this plan. She asked if campers and are trampolines going to be restricted. She discussed restricting seniors to certain areas and families to other areas. She asked the size of the roads and alleys and asked who will repair the road that was just paved.

Mr. Carl Marocco of 9460 Huron Rapids stated that opening up a road into another subdivision is putting kids, bicycles, etc. in danger. His subdivision has one way in and one way out.

Michelle Ormanian, 9497 Huron Rapids Drive, stated that she represents 558 residents. She read a statement opposing the 144 high-density housing development on the 86 acre field located at 6716 Winans Lake Road. Their legal basis is that the proposal is not consistent with the Township's Master Plan or the Open Space Ordinance, specifically in regards to density. They are troubled with the manner in which the proposal has progressed and the blatant disregard by the developer of our Master Plan, Zoning Ordinance, our infrastructure, our natural resources and our citizens who reside in neighboring properties. She discussed the parallel plan with a maximum of 77 units and density bonus of 45%. The proposed 144 unit development exceeds the allowable by over 87%, and when combined with the 45% density bonus included in the parallel plan, would equal 132% density bonus. She discussed the second density bonus that the applicant could receive provided the project exceeds the minimum standards. She stated that the open space ordinance is not intended as a device to ignore the zoning regulations nor the planning concepts upon which the zoning ordinance was based. They respectfully demand that the Planning Commission and Township Board fulfill their legal and ethical obligations to the residents by upholding our Master Plan and enforcing

our Township Ordinances concerning this proposed development. The Planning Commission cannot recommend this plan as it is not consistent with our Master Plan, Open Space Ordinance with penalties and consequences for not following it. This project is one of the largest, single phase residential developments proposed in Hamburg Township, and due to its sensitive location to our natural resources, it is under critical scrutiny by our concerned residents, MDEQ, MDNR, and members of the legal community.

Jim Clement, 9361 Silver Maple, stated that although he would agree with Mr. Jackson that if you connect the two subdivisions, the arterial traffic might improve. However, if you do, you will destroy a peaceful subdivision with the through traffic. The development team has provided a list of 14 items they feel would elevate the project to an exemplary status and would qualify for bonus density. He reviewed the list and stated that these are not exemplary items. The only thing that is left on the developer's exemplary items list are the gazebos, park benches and dog waste stations.

Jeff Yeakey, 9305 Huron Rapids Drive, stated that he lives at the end of Huron Rapids Drive which is a cul-de-sac. His property goes down to the Huron River water's edge. Since the property has been for sale, the traffic level has increased with ATVs, 4-wheelers and people walking the property, and he had a problem with people walking into his backyard. He has heard the developer talk about 150 foot landscape barrier, however he removed a stake labeled "path" from his yard, 22 feet from his driveway 40 feet from his front door.

Tracy Wild from Huron River Highlands stated that she is very concerned about the infrastructure and the impact of the traffic. At some point, this board is going to have to draw a line in the sand. We cannot handle all of this traffic.

Jeff Rhoades, 9194 Eagle Run Drive stated that he heard about lighting for the first time tonight and questioned why you would put that in the middle of ½-1 acre homes. There is nothing like this along Winans Lake so why not build something like what is existing. He stated that he is one of the 558 people who signed the petition and they are voters and the board has to listen to them. He stated that they do not want overdevelopment.

Mary Anne Britton, 6167 Cowell Road, stated that she is concerned about the traffic. Further, she has read the 2020 survey and people want houses on large lots. They feel that this development is being pushed down their throats. We took the survey and it looks like it is being ignored.

Frank Piraino, 3468 Green Acres Lane, stated that he does not live near this development, but as a resident we all feel the impact of the decisions made by this board. The Township has a Zoning map and a Master Plan Map and nowhere does he see anything calling for this density. It calls for one dwelling per acre, and even with bonus density, it calls for .7 acres per dwelling. If the Township chooses to ignore the rules and plans that you have put into place, we give a free pass not only this case but all developments after.

Charles Simpson, 6182 Oak Valley, stated that he has heard about safety in having more than one exit. However, someone is not going to break into a house in a subdivision that has one way in and out.

Laura Hahn, 5846 Winans View Ct., stated that she does not fault the developer for wanting to make money. Hamburg Township is not for profit. We have a great commodity in our community and it is not up to us to make it economically viable for them. It is up to them to come up with a plan that fits within our guidelines. She feels that the rules are being bent for them. Furthermore, it comes down to interpretation of some of the words in the Master Plan such as creativity and exemplary and ask that the Commission go back to the objectives in these documents.

Robin Huhn, 6736 Winans Lake Road, stated that there are worse things that could be put in that area. We could be left with no buffer or open space, but it still does not feel that it fits the community. The 144 units feels like greed. He questioned the rationale used to determine the need for senior housing. Further, he questioned what is going to happen if there isn't a demand. He questioned the cost of the homes. He asked if they are low cost houses, is it going to bring down the value of the homes around it. He discussed the concern of the township to be harmonious and matching what is already there. He stated that none of this is jiving with what we see here.

Sharon Cuddington, 9157 Applevue Ct., stated that there has been no discussion about price point. She asked if this is going to be attainable housing as discussed in the master plan. She feels as if they were given a “dog & pony show” today. It feels like the Planner was working for the developer.

Diane Henry, 8024 Branch Drive, asked if we are going to allow golf carts and is there going to be a bus stop. She asked if there is going access to bring your car down to the river to get your boat or kayak to the river or lake. She asked if there are going to be elevators in the houses for seniors.

Ron Medere, 5846 Winans View Ct., stated that at the last meeting, he talked about a 5-10 year project time line, which is quite a bit longer than most developments. He discussed the housing fluctuations. He stated that if the project fails, the Township would be responsible for the water bond and not the developer. He stated that this development borders Gill Lake and studies show that there should not be keyholing because it would alter the characteristics of the lake. He stated that again, the math does not make sense and it seems like we are looking at profit rather than what we want in our community.

Katherine Lipp, 9463 Huron Heights Drive, stated that she appreciates preserving the river characteristics. It adds values to not only surrounding property but also preserves the natural characteristics of the river. That is one of the things that brings value to living in this community. Our value is not derived from having lots of architecturally designed homes close together. She appreciates the 150 foot setback from surrounding developments, but 150 feet is not that much especially if it is open. The decibel level from cars, people talking etc. can be high and travel a long way if its unobstructed. Her main concern is still the number of units. In terms of traffic, if you add two cars for the 100+ units, that does not meet the definition of minimal impact. She stated that she would like to know why 77 units, which is what the current zoning would allow, is not enough. She stated that currently it is extremely difficult to get out of Huron River Highlands during rush hour, and this new development is going to further strain that subdivision and its existing residents. This development should be re-worked so it does not sacrifice the surrounding, existing residents. She asked why this proposal is more important than they are.

John Karolak, 6623 Poplar, stated that he is mainly concerned about the area along the river. He understands that this development exceeds the setback from the Huron River, but the problem is the density along the river. He has lived here eight years and there are things growing in the river that they have never seen. If you are going to decrease the density, eliminate the houses along the river.

Michelle Latendresse, 9175 Eagle Run, stated that they are opposed to this high-density development. Even though you took away ten units, it still exceeds the 91 units allowed under the open space ordinance. She drives Winans Lake multiple times per day, and with 144 units and two cars per unit, there is going to be a massive amount of traffic. Further, it is obscene to use an existing subdivision for egress purposes. They just got their power stabilized and putting this development in, they are going to go back to losing power. We need to take great care to preserve the Huron River and wildlife. We are at risk of destroying it. We live in a rural community filled with wildlife, natural river and lakes, and this land should be developed with great care. This type of development belongs in areas like Canton or Novi who have the infrastructure to support it. When the developer has made his money and moved on to the next, this community is going to bear the brunt of a poor decision.

Philip Sciabarrasi, 6069 Winans Lake Road, stated that he was relocated to Michigan nine years ago and originally moved to Livonia. They knew they wanted to move to Hamburg Township. They never thought they would question why the Township would not follow their own Master Plan. They knew that this property would be developed, but they never thought they would look out their windows and see a glorified condominium project.

Austin Ormanian, 9497 Huron Rapids Drive, stated that we have made progress and changes since the last meeting, although not huge. Now we are talking about lights and fences and we are back talking about Canton. We are still talking about density and asked why we talk about the calculations and then say its at the Board's discretion. While he appreciates that the density went down, after what we heard at the last meeting, going from 154 to 144 is laughable.

Chairman Goetz closed the public hearing.

Commissioner Leabu stated that we are not going to open that road. He likes that the emergency access has moved back. No matter how many units go on this site, that access is a requirement.

Commissioner Menzies stated again you are not going to stop development, but we can control it. He has heard a lot of people say stick to the Master Plan and go with 1 acre lots. He showed the parallel plan. He stated that it is "cookie cutter", you would have homes right on the water, back yards backing up to existing back yards, you would have docks and no open space. You talk about preserving trees, but with the parallel plan, trees would be cut down to fit the houses. If the developer went with that plan there would be no public hearing required either. He lives on the river and is concerned about the river. This parallel plan is Canton, Livonia or Novi. That is why we have the open space. Further, density is another subject.

Commissioner Muck stated that he does have some question about the calculation of the open space at 60%. Some of the calculations included roads and alley easements as well as Winans Lake right-of-way and Gill Lake and the wetlands. Mr. Jackson stated that those should not be included in the open space calculation. They are specifically excluded.

Commissioner Muck questioned the public space along the river and lake. He stated that in one section it is referenced as being useable by the entire Hamburg community. This is basically a gated community with private roads. That area is going to be just for this neighborhood. He stated that sewer tap fees and connections, taxes, etc. are not exemplary nor is storm water management. With regards to ensuring compatibility in design with neighboring communities, we are hearing and seeing that it is not compatible. He does not see this as an exemplary project.

Commissioner Muir stated that in spite of Mr. Jackson's presentation, there still seems to be misunderstanding on how we can get from Master Plan density up to 144. It is allowed under our PUD ordinance even though it is not stated in the Master Plan. This is the option in our ordinance that we are considering. He stated that there were concerns about cutting trees, play yards, etc. These are things that can be written into the by-laws. Further, he stated that there seems to be a lot of open detail left to be discussed. There is not enough detail on the plan for him to clearly understand what we are looking at.

Commissioner Hamlin asked what keyholing is. Mr. Jackson stated that it is where you have one dock that services an entire neighborhood. It puts excessive burden on the lake or river. Hamlin stated that there is a looped road at the bungalow court. Mr. Wagner stated that was encouraged to service the universal units. It also provides turn around for a fire truck. Hamlin stated that he reads the ordinance to say that the plan is not in compliance with the density by more than 50 units.

Leabu stated that he was here when the open space ordinance was written and for every open space plan that has come before this board. At first people complained, and now they are proud of it. We have won national awards for our ordinance. All of the developments have been close to the same with ½ acre lots and nothing smaller than 1800 square foot homes for families. They were creative as far as layout, trails, landscaping, etc., but all aimed at the same target. One thing that is exemplary in this project as pointed out, is different housing types and smaller houses of quality architecture. Whether it qualifies for the density or not, it is truly the most exemplary open space that he has seen. That does count for something. The size of the houses and lots will allow for flexible pricing. We do not have that kind of choice here so he believes there is a market for it.

Commissioner Priebe stated that she was on Planning Commission when they wrote the Open Space Ordinance, and it was their intent to preserve all the natural resources and trees, etc. At that time, the concept of 87% density never crossed their minds. She was also here when the keyholing ordinance was adopted as well. We have worked very hard to keep Hamburg Township as it is. She stated that she has concern about this density, but she appreciates the efforts they have made with the layout and amenities.

Chairman Goetz stated that there is still progress to be made, and feels that we need to cut back the density. He feels that the senior component is a good quality. Priebe stated that as a senior, she can say that all of their friends are looking to down size and not have big properties to maintain.

Mr. Jackson stated that the developer requested this special meeting to get direction on the plan with the hope that whatever came out of the Planning Commission could be recommended to the Township Board for preliminary consideration. The Commission can recommend approval, approval with conditions, denial or table.

Motion by Priebe, supported by Hamlin

To recommend denial of the Preliminary Site Plan Application for an Open Space Planned Unit Development (OSPUD 18-001)

The question was asked if they can come back with a revised plan. It was stated that they can. However, if the Commission makes a recommendation, then it would go to the Township Board for their consideration.

Voice vote: Ayes: 5 Nays: 2 Absent: 0 MOTION CARRIED

It was stated that he Township Board can act on the plan or send it back to the Planning Commission.

6. ADJOURNMENT:

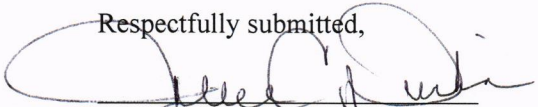
Motion by Hamlin, supported by Muir

To adjourn the meeting

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

The Regular Meeting of the Planning Commission was adjourned at 9:03 p.m.

Respectfully submitted,



Julie C. Durkin
Recording Secretary

The minutes were approved

As presented/Corrected: 2-20-19



Fred Goetz, Chairperson