

January 8, 2007
PLANNING COMMISSION
DELHI CHARTER TOWNSHIP

MEMBERS PRESENT: Goodall, Craig, Donaldson, Hettinger, O'Hara, Leaf, Hayhoe,
Grinnell, Smith

MEMBERS ABSENT: none

STAFF PRESENT: Donahue, Miller,

Chairperson Goodall opened the meeting at 7:30 p.m.

APPROVAL OF DECEMBER 11TH 2006 MEETING MINUTES

Donaldson moved, Grinnell supported, to approve the December 11, 2006 meeting minutes as presented.

MOTION CARRIED

Public Comment (Non-Agenda Items):

None

PD 07-01, Holley Meadows, Concept Plan Review

Ms. Miller recapped the review history for this site, highlighting the location and natural amenities of the property within the proposed development as shown on the Concept Plan. Ms. Miller explained that the Developer has been working with State and County agencies regarding the wastewater system and County Drains servicing the site.

Ms. Miller also reviewed the action taken by the Township regarding the Resolution denying responsibility for the wastewater system and the previous plans considered by the Planning Commission.

Ms. Miller explained the amenities that are proposed unique to being a PD, such as the smaller lot size, the private drives and limited frontage on a public road. She also noted the large amount of open space provided and that the proposed density is lower than is allowed by right.

Ms. Miller highlighted the process for reviewing this development, including asking for any additional information at this meeting, so that the applicant can prepare additional information as they go through the remainder of the review and approval process. Ms. Miller reviewed the recommend condition from staff and stressed that the Township has no regulatory rights concerning the functionality of the wastewater system, but can ask for additional information regarding the system prior to approving the final PD.

Smith asked why there wasn't a condition wasn't added regarding the permitting the lagoon system – Miller - already issued.

Donaldson noted that the ZO doesn't require the PC to approve the concept plan, only give comments.

Ms. Mille noted that the key is to obtain a formal motion from the PC regarding the concept plan.

Discussion took place regarding the proper process to undergo regarding the review and approval procedures for a Planned Development.

Leaf asked that in November 2004 – Site Plan Review Meeting – is staff aware of any problems indicated by the review agencies?

Ms. Miller replied that the most substantive response was from the ICDC, the rest were typical responses that noted issues that can be addressed through a standard review process.

Discussion took place regarding the service boundary line within the Township Master Plan and the likelihood that any public utilities will be available to this site.

Grinnell expressed concern regarding EMS needing a culdesac around units 6 & 7. He also asked that why the lagoons do not have to be at least 200' from the units on the site, i.e. units 6 and 7.

Ms. Miller stated that concerning the lagoons will service these homes, the potential homeowners will surely be aware of their existence and staff felt it was not necessary to apply this ZO requirement.

Craig asked about the dead-end roadway proposed and Ms. Miller explained that while the ICRC doesn't typically allow this situation, they are assuming further development to the north and extension of the roadway.

Applicant, Maynard Beery, 849 N. Aurelius Mason, addressed the Planning Commission.

Donaldson asked Mr. Beery to explain the lagoon wastewater system.

Mr. Beery explained that the site generally feeds to the Holley/Day Drain so all flows will go towards a collection point at unit 2. There a lift station will be pumped to the lagoons. He further explained that the water is naturally treated by sun, wind, bacterial and other organic means. Also, by installing individual septic tanks for the homes, the system will not be transferring solids to the lagoons which will reduce the likelihood that they will emit any noxious odors. The water will be high quality and not dissimilar to standing water in many wetlands around the State.

He stated that while there are likely no other systems such as this one in the Township, he is very familiar with the systems as Ingham County is one of the few counties in the state that allows a lagoon system. Mr. Beery stated his belief that this type of system is a very

low energy user and arguably one of the best wastewater systems to use when enough property is available. These types of systems are commonly used in rural community settings and some problems experienced by long-existing systems have been addressed by the MDEQ.

Mr. Beery also briefly explained the MDEQ review, approval and maintenance process for the lagoon system.

Mr. Beery also highlighted some issues he is working on to improve the proposed plan, such as providing a pedestrian path along the north side of the public roadway and details regarding the private drives – making them perhaps 12-16' wide, paved and providing a hammerhead or other type of turnaround for EMS vehicles.

Leaf asked about lots 6 and 7, regarding the closeness to the lagoon system and the affect that will have on the potential homeowners. Mr. Beery replied that likely these will be the last units sold, and the system would be in use and current homeowners would be able to attest to any perceived odor issues. Mr. Beery also stated that he intends to provide vegetative barriers around the lagoons in an effort to improve the visual impact on the lots as well.

Discussion took place regarding the location of these lots and the ability to move them further away from the lagoons.

Hayhoe stated concern regarding the existing homeowner along Aurelius Road regarding order. Also, he stated concern that the cost and responsibility of maintaining system, such as a pump station, not be held onto one or two homeowners if the developer is not successful in selling all the lots.

Mr. Beery stated that the station will be monitored by telephone by a qualified company rather than expecting the homeowners to have the knowledge or ability to ensure the system functions properly. The system will also have a back-up power and other safety measures to assist in keeping the system working properly.

Smith asked if the private drives will be built to ICRC requirements and Mr. Beery replied that they will not. Smith also asked how many homes this system, as designed, could service. Mr. Beery replied that roughly 15 homes could be serviced by the system as it is designed today.

Mr. Beery also stated that the ICRC has asked that he get a preliminary approval from the Township of this plan so that he can proceed with the roadway review and approval process.

PH opened: 8:04 p.m.

Dave Rotherall, 647 N. Aurelius, addressed the PC stated that he was curious about this proposed development and lagoon system and asked about the type of units proposed.

Mr. Beery stated that they are proposed single units, 9 in total. He also stated he has a "Green" concept for the homes, in the \$250-300 thousand range, high quality homes.

PH closed: 8:09 p.m.

Smith moved, support Grinnell, as written with amendment

Adjourned: 8:16