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**Hamburg Township
Planning Commission
Wednesday, July 15, 2020
7:00 P.M.**

1. CALL TO ORDER:

The meeting was called to order by Chairman Muck.

Present: Bohn, Hamlin, Leabu, Muck, & Priebe

Absent: Koeble & Muir

Also Present: Scott Pacheco, Township Planner & Amy Steffens, Planning & Zoning Administrator

2. PLEDGE TO THE FLAG:

3. APPROVAL OF THE AGENDA:

Chairman Muck stated that the site plan review for Chilson Commons is not a public hearing. Planner Pacheco stated that comments on that issue should be made during the call to the public.

Motion by Muir, supported by Leabu

To approve the agenda as presented

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

4. APPROVAL OF MINUTES:

a) June 17, 2020 Planning Commission Meeting Minutes

Planner Pacheco stated that he has a few suggestions and corrections to be made.

Motion by Bohn, supported by Priebe

To approve the minutes of the June 17, 2020 meeting with the corrections as suggested by staff

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

5. CALL TO THE PUBLIC:

Chairman Muck opened the call to the public. He stated that Items 6a & 6b are public hearings and we will take public comment on those two issues during those public hearings.

Mr. Clyde Schultes of 5859 E. M-36 stated that within the last two weeks he and his wife have submitted letters concerning two issues with Chilson Commons. He understands that the issue of the developer asking for additional

building sites was dealt with at the last meeting with the Commission voting no to those additional sites. He thanked the Commission for their good judgement. The development has never been close to full capacity, and it would be ludicrous to allow them to build more. He also understands that the Commission is considering letting Chilson Commons cut back part of the greenbelt along M-36. He is most concerned about the property that abuts the Conservation Club. He would like to see that left alone. He will continue to watch as things are proposed.

Hearing no further comment, the call was closed.

6. NEW BUSINESS:

- a) **The 2020 Master Plan and 2020 Update to the Village Center Master Plan (Public Hearing):**
The 2020 Master Plan and the Village Center master Plan are comprehensive documents, long-range in their views, and includes specific goals, objectives, and public policy recommendations regarding land use and future growth. Per the Michigan Planning Enabling Act (Public Act 33 of 2008, as amended), the plans are intended to serve as a guide for future Township decision-making related to land use, community development, and capital improvement projects.

Chairman Muck opened the public hearing. Hearing no response, the public hearing was closed.

Planner Pacheco stated that we are in the final stages of the Master Plan. The Commission approved the distribution of the plan in February and the Township Board approved the distribution in March. Staff distributed it to the interested agencies and posted it on the website on April 15th. The 63-day period closed June 17, 2020. The only comments we received were from the Livingston County Planning. They were very complimentary and recommended approval. We had received some public comment earlier in the process. The Huron River Highlands Property Owners' Association were concerned about the potential road connection from their subdivision to Winans Lake Road. This was also included in the 2011 Master Plan. Their roads are public roads, and at the time of their development, it was required that the road be extended to the edge of the property for future road extensions. This is good planning practice. He further discussed the connections. Their second item of concern is that their future land use designation is high-density. That was a carryover from the 2011 map. That area has been subdivided and their average lot size is between 20-40,000 square feet. It would be more appropriate for the Future Land Use Map to designate that as medium density. The Zoning Map does not need to change as it designates that as Waterfront Residential, which would comply with what is there and the Future Land Use Map. He further stated that the other item to be addressed is the Chilson Commons. That item will be going to the Township Board in August, and he would suggest that the Future Land Use Map as well as the Zoning Map be changed based on whatever that decision the Board makes. The last correspondence we received was from Michelle Ormanian. Her concern is with the Village Center Master Plan and the density proposed in that Master Plan. The Village Center Master Plan was created to direct the density of the Township to a certain area. She does not want density anywhere in the Township, which is a valid comment. We did look at this a few years ago, and at that time we decided that we were not going to change the Village Center Master Plan and move forward with it the way it was designed, to create a village-type node. We would direct our growth to that area so that we can preserve the rest of the Township. He further discussed her concerns and explained the changes in the housing development versus population from years past.

Pacheco stated that at this point, the Commission would adopt a resolution. If that resolution is to approve the Master Plan, it then goes to the Township Board who as asserted their right to approve or deny the plan.

Commissioner Hamlin stated that he did question whether the Huron River Highlands road connector was in the 2011 Master Plan as well as their site plan, and that question was answered. His other question was if the Commission wished to make the suggested changes, what would be the process. Pacheco stated that the two changes he is suggesting are both minor changes. Because Huron River Highlands has already been subdivided, it is very unlikely that any change in the Future Land Use Map would have an impact.

Chairman Muck read the letter from the Livingston County Planning Commission, and he would like to commend the staff and the Committee for their hard work.