

Rochester Township Planning and Zoning Commission
July 12, 2022

Members Present: Jeff Orth (Directing the meeting in Chair Arthur Handelman's absence), Laura Laudon, Brad Lewis, Brian Zmolek

Others Present: Roger Ihrke, Bill Tointen, Gene Peters, Mark Hansen, Jason Kappers and other members of the public

Mr. Jeff Orth called the meeting to order at 7:00 PM.

Mr. Roger Ihrke began by explaining the request for a conditional use permit to construct a roadway on a portion of which crosses floodplain soils. Meadow Crossing Lane SW will cross floodplain soils near its intersection with Meadow Crossing Road SW. The applicant is proposing to install a 72-inch culvert within this roadway to allow for flood free access to a proposed home development. This development is known as Woodland Valley Estates (Formally known as the Sandy Keith Property) which will have 15 homes.

The details of this conditional use permit are outlined in Document RT-CUP-22-01 dated 06/29/2022.

Mr. Ihrke stated that the Township has done a lot of conditional use permits. He further explained that no fill may be brought into a flood plain unless approved by the Township Engineer. This has been approved by the Township Engineer. In some situations, permits, insurance and licenses are required by federal, state and local authorities. Mr. Ihrke stated in this situation, no permits from the DNR are needed.

Mr. Ihrke stated that in order to have flood free access, during a one-hundred-year flood event the water does not flow over the roadway at a depth of greater than two feet.

Brad Lewis made a motion to approve, striking condition number 1 "No fill may be brought into the flood plain unless an engineering report is submitted and approved by the Township Engineer regarding impact to the flood plain". Brian Zmolek seconded the motion. Vote was unanimous.

The next order of business was an application for a final plat consisting of 30.07 acres being subdivided into eight single family residential lots. The property was rezoned by the Rochester Township Board on May 14, 2015, to R-1, Low Density Residential District. This development is known as Lilly Farm Fourth.

The lots will have individual sewage systems and two shared wells.

Mr. Ihrke explained that this plan (details outlined in TCPA Document, Lilly Farms Fourth Subdivision, dated 06/30/2022) is the corrected plan as there were some discrepancies.

Mr. Ihrke stated this is the final phase of the Lilly Farms Development. The development is an open space, so there are no issues with the flood line. There will be public roadways which the Township is in the process of accepting bids. The developer will be paying for the costs.

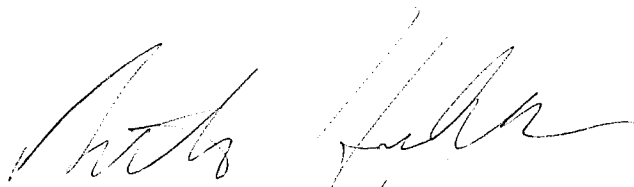
Mr. Orth commented that this previous farm is a remarkable transition.

After some discussion, Brad Lewis made a motion to approve the application for Lilly Farms Fourth. Brian Zmolek seconded the motion. Vote was unanimous.

The next TCPA meeting is scheduled for August 9, 2022. (Note: Meeting was later moved to August 10, 2022 due to primary elections at the Township Hall on August 9).

Respectfully submitted,

Laura Laudon



8/11/22