

THESE MINUTES ARE UNOFFICIAL UNTIL APPROVAL AT THE FOLLOWING MEETING.
MINUTES OF TOWNSHIP OF PINE PLANNING COMMISSION MEETING

Monday, January 12, 2009

Pine Township Municipal Building

This session of the Township of Pine Planning Commission was called to order at 7:08 p.m. by Pasquale Avolio.

Members in attendance were: Pasquale Avolio, Joel Dennison, Michael Hansen, John Lombardo, Shannon Miller-Yeakel, Garrin Welter, and R. Jeffrey McGeary. Also present were Larry Kurpakus, Director of Code Administration and Land Development; and Timothy R. McClelland, Lennon, Smith, Souleret Engineering, Inc.

There were two visitors present.

PLEDGE OF ALLEGIANCE

REORGANIZATION OF THE PLANNING COMMISSION FOR 2009

Motion was made by Mr. Dennison and seconded by Ms. Miller-Yeakel to nominate Pasquale Avolio as Chair of the Planning Commission for 2009. The aye vote on the motion was unanimous. Motion carried.

Motion was made by Mr. Dennison and seconded by Ms. Miller-Yeakel to nominate Michael Hanson as Vice-Chair of the Planning Commission for 2009. The aye vote on the motion was unanimous. Motion carried.

Motion was made by Mr. Dennison and seconded by Ms. Miller-Yeakel to nominate John Lombardo as Secretary of the Planning Commission for 2009. The aye vote on the motion was unanimous. Motion carried.

Motion was made by Mr. Welter and seconded by Mr. Lombardo to set the times and dates for the 2009 Planning Commission meetings for the second Monday of each month at 7:00 p.m., with an agenda session beginning at 6:30 p.m. The aye vote on the motion was unanimous. Motion carried.

MINUTES

Motion was made by Mr. Lombardo and seconded by Ms. Miller-Yeakel to approve the minutes of the December 8, 2008 Planning Commission meeting. The aye vote on the motion was unanimous. Motion carried.

VISTA ESTATES SUBDIVISION

Mr. Kurpakus explained that Richland Properties has submitted a revised Vista Estates Subdivision plan, which now includes the adjacent six acre parcel fronting on Baur Drive. Mr. Kurpakus noted that the Township Engineer has not completed a full review of the revised drawings.

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VISTA ESTATES SUBDIVISION (Continued)

Mr. George Saad, Richland Properties, presented the revised plan for the subdivision.

Ms. Miller-Yeakel felt the proposed subdivision would benefit the Township by providing a public road connection to Baur Drive. She requested that the right-of-way be clearly indicated on the plan to insure that future property owners are aware of the location.

Mr. Avolio remarked that Lots 5 and 6 must be at least three acres to meet the ordinance. He advised that a waiver will be needed from Section 78-39(E) of the Township Code to address how the right-of-way is indicated on the proposed plan.

Mr. Saad advised that the plans will be revised to meet the three acre minimum and additional information can be provided on the plan to clearly indicate the location of the right-of-way and calculation of the lot area.

Mr. Avolio questioned Mr. Saad if he would be agreeable to the plan being tabled until the necessary revisions are made.

Mr. Saad was agreeable to this request.

Ms. Miller-Yeakel asked Mr. Saad if the extension of Baur Drive will be connected to Wynstone Drive and Mr. Saad replied affirmatively and stated that the connection will be constructed to Township standards.

Mr. Joel Dennison questioned if the drawings can be revised for the road right-of-way to not be included in the proposed lot area.

Mr. Saad stated that the location of the proposed road, as indicated, would best meet Township criteria for aligning with the existing Baur drive.

Mr. McGeary agreed that future property owners should clearly understand the right-of-way location.

Mr. Dennison requested that the staff seek guidance from the Township Solicitor for recommendations on the language that should be included on the recorded plan and future deeds for the properties. Mr. Dennison questioned if the existing residential structures are served by private septic systems.

Mr. Saad replied that they are but they will be connected to the public sewer system.

Mr. Avolio summarized that it appears the Planning Commission finds the subdivision plan to be acceptable, although it should be modified to show all lots to be at least three acres. Also, a note should be added to the plan to indicate that the lots are measured under modification

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VISTA ESTATES SUBDIVISION (Continued)

of the ordinance and measured to the center line of the road. Lastly, a complete set of revised drawings must be submitted and a review by the Township Engineer must be completed.

Motion was made by Ms. Miller-Yeakel and seconded by Mr. McGeary to table the Vista Estates Subdivision. The aye vote on the motion was unanimous. Motion carried.

It was noted that Mr. Saad would need to submit a formal written request for extension of time.

BOUDREAU CONSOLIDATION PLAN

Mr. Kurpakus stated that Robert Boudreau has submitted an application to consolidate two parcels located in the "E-1" Zoning District at 661 Dean Road. He added that the Township Engineer has not completed a review of the plan.

Mr. Avolio requested that a 25' right-of-way be indicated on the plan for Mt. Pleasant Road.

Motion was made by Mr. Dennison and seconded by Ms. Miller to approve the Boudreau Consolidation plan, Sheet 1, dated October 2008, prepared by E.A. Thaner and Associates and Sheet 2, dated October 2008, prepared by E.A. Thaner and Associates, with the following conditions: 1) Township Engineer to review the recording plan prior to execution by the Township. 2) A 25' right-of-way should be indicated on the recording plan for Mt. Pleasant Road. The aye vote was unanimous. Motion carried.

ZONING ORDINANCE REVISION – CHAPTER 84

Mr. Kurpakus explained that this revision pertained to defining indoor kennels as a Conditional Use within the "C-1" Zoning District.

Mr. Dennison asked for clarification between "indoor" and "outdoor" kennel use and questioned whether the definition may create a conflict within a mixed-use building.

Mr. Kurpakus stated that only indoor kennels would be permitted as a Conditional Use in the "C-1" Zoning District and all other kennel uses would be limited to the "B-1" Zoning District.

Motion was made by Ms. Miller-Yeakel and seconded by Mr. McGeary to recommend approval of the ordinance to amend Chapter 84 (Zoning) for kennel use. The aye vote was unanimous. Motion carried.

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ADJOURNMENT

Motion was made by Mr. Lombardo and seconded by Ms. Welter to adjourn. The aye vote on the motion was unanimous. Motion carried.

The meeting adjourned at 7:44 p.m.