

**WEST DEER TOWNSHIP PLANNING COMMISSION
FEBRUARY 23, 2017**

John Butala called the Meeting to order with the following members in attendance: Kathy Rojik, Adam Woods, Ted Gall, Robert Bechtold, and Tim Phelps

Absent Members: Mark Schmidt

Other Attendees: William Payne and Sandy Nelko of Shoup Engineering

WORKSHOP MEETING

James Beacom, 113 Superior Road (Superior Farms)

Proposing a wedding hall on 34.50 acres. Property is zoned R-2. Wedding hall/event will be located on top of hill. Would be a conditional use per the zoning ordinance. Building would be a barn structure located at least 150 feet from the road. All water, sewage, and gas can be accessed from Deer Creek Valley Road approximately 850 feet away. Mr. Beacom submitted a conceptual plan outlining the proposed building. Ingress/egress will be on Superior Road into the parking lot of 75 parking spaces. Building will be 7,700 sq. ft. If Planning does not feel that 75 parking spaces is adequate for this size of building, the number of spaces can be adjusted as a condition in the conditional use phase. Parking lot will not be paved; will be gravel, in order to keep a rustic feel.

Wedding reception type of hall including showers and conferences with a seating capacity of 250 people. Will only have a prep area for caterers, no food cooked on premises. Alcohol will not be supplied but can be brought in by clients. Nearest neighbor is approximately 750 feet from proposed facility. Outside music will only be used during the ceremony. All other music will be contained inside the building.

Mr. Phelps questioned if the handicap parking spaces can be graveled. Mr. Payne explained that there is special gravel that can be used for handicap parking but it is very expensive and it might be cheaper to pave the designated spaces.

Mr. Beacom also discussed the possibility of hosting seasonal activities such as a pumpkin patch, hayrides, and selling of sweet corn. No seasonal activity will take place during any scheduled event (i.e., wedding, shower). Hours of operation for the wedding/shower/conferences would be: Sunday thru Thursday – 10 a.m. to 11 p.m. and Friday/Saturday – 10 a.m. to 12 p.m. All guests will be off the property within 30 minutes from the end of the event. For the seasonal activities, times will be: Sunday thru Thursday – 9 a.m. to 5 p.m. and Friday/Saturday 9 a.m. to 7 p.m. Outside music will only be used during the ceremony. All other music will be contained inside the building.

CONCLUDES THE WORKSHOP MEETING

AGENDA MEETING

Minutes from January 26, 2017 were submitted and stand approved.

McIntyre Heights, PRD

(Represented by John Schleicher, Gibson-Thomas Engineering and Todd Rossman, Richland Holdings) Located off McIntyre Road/Property zoned R-2: Semi-Suburban Residential District. Property measures 38.7 acres.

Tentative PRD plan for McIntyre Heights. The 50 foot PRD buffer is undisturbed and is a wooded area.

Shoup Engineering review letter, dated Feb. 23, 2017, was submitted. Mr. Schleicher did not receive letter prior to meeting, therefore will comment later once he reviews letter. Did note that they still will be submitting a waiver for four items from the PRD:

1. Cul-de-sac length
2. Building spacing to be 20 feet vs. the 30 feet required by ordinance
3. Lot area size (asking for 6,000 sq.ft. vs. 21,780 sq.ft required by ordinance)
4. Guest parking requirement

Mr. Payne stated that Mr. Schmidt and he agree that the lot area size on the chart (Section 5.5.1) is in error in stating a lot size if 21,780 sq.ft. Therefore, the lot area size in the waiver will not be an issue. (Lot size will be corrected in the next ordinance revision.)

Mr. Schleicher went on to explain the guest parking waiver. Each unit will have a 2-car garage plus 2 cars able to park in driveway. The zoning ordinance does not include driveway parking. Requesting not to provide an off-street parking for every 2 units as stated in the zoning ordinance. On-street parking (or parking areas) would create 35 parking spaces that wouldn't be utilized and would eliminate the long term maintenance for the Homeowner's Association (HOA).

Mr. Rossman explained that the off-street parking areas are not really used; create a cost to the HOA with upkeep and landscaping. Referred to Steeplechase as an example. Their parking area is not used and ends up being a storage area for mulch, etc. Steeplechase's club house is used more than all of the other developments (Hytyre Farms, Woodland of Steeplechase). Majority of these developments club houses are used by the resident's grandchildren.

Visitor parking is still an issue for Mr. Butala. Mr. Schleicher thought visitor parking was more of an issue when they proposed townhouses as there where many driveways and on-street parking would be difficult. He was confused if on-street parking is not allowed in Township. Mr. Payne explained that there is a "blanket" ordinance of no on-street parking but streets would have to be posted. According to Mr. Rossman, 4 cars can be parked in driveway if needed. Senior citizens don't use the parking areas as they do not want to walk, or not able to walk, from area to houses. Usually they are shuttled. Mr. Butala also stated that there was no mention of amenities (club house, pavilion, etc.) to be provided for the residents. Mr. Payne said that per the zoning ordinance amenities are not needed. Developers are not planning to incorporate any amenities into the project. At this time, Mr. Butala read Section 18.1 from the zoning ordinance and feels that amenities need to be provided.

The developers will be attending another Planning Commission meeting to address Mr. Shoup's letter and any other issues the Planning members would have.

First motion by Mr. Phelps and second motion by Ms. Rojik to **RECOMMEND APPROVAL** of the Tentative PRD for the Supervisors to set and hold a conditional use meeting.