

**ROSS TOWNSHIP
SPECIAL PLANNING COMMISSION MEETING
APPROVED MEETING MINUTES
October 18, 2023**

CALL TO ORDER/PLEDGE

Chairperson Moore called the special meeting of the Ross Township Planning Commission to order at 6:00 PM p.m. at the Ross Township Hall with all rising to Pledge Allegiance to the Flag.

ROLL CALL

Present: Chairperson Michael Moore
 Michael Bekes
 Steve Maslen
 Pam Sager

Absent: Sherri Snyder
 Mark Markillie

Also Present: Bert Gale, AGS – Township Zoning Administrator
 Nick Keck, AGS

Commissioner Bekes moved to amend the agenda as written with the postponement of the approval of the September 25, 2023 Planning Commission meeting minutes until the regular PC meeting on 10/23. Commissioner Maslen seconded. The motion carried unanimously.

NEW BUSINESS

The next item to come up for discussion was a formal site plan review for the single-family residential site condominium development of 156 and 160 East Gull Lake Drive, Allendale Park, LLC. The overview of the project to Supervisor Hutchings presented by Principal Jack Gesmundo, the overview for the proposed conditional rezoning of 156/160 East Gull Lake Drive to Township Planning Consultant Rebecca Harvey and Rebecca Harvey's Staff Report with attachments were all provided to the Planning Commission members prior to the meeting.

Bert Gale began the meeting by asking applicant Jack Gesmundo to tell the members of the Planning Commission what is different in this proposed site plan from the original approved site plan.

Mr. Gesmundo gave a succinct history of the entire project and shared the original three lot site plan is now a two-lot site plan. He found out late that the changes to the site plan needed Planning Commission approval after the Ross Township Board approved the conditional rezoning of the lot from R-2 to C-1. The closing on one of the two lots was today, and documents are scheduled to be recorded on October 19th, 2023.

The short history of the property given includes the homes that were on the property have been razed and the illegal docks that existed have been removed. Mr. Gesmundo took pride in sharing their

accomplishments to date, doing what they said they would do. He shared the buyer's home they would like to build on Gull Lake would not fit to their satisfaction on one third of the existing parcel so to accommodate the plan the developer received the lot owner's agreement to split the property to sell it as two parcels instead of the original site plan of a three-parcel split.

One lot would have 110 feet of lake frontage and the other would have 116 feet of lake frontage. The changes to the site plan include this land split and going from three intended homes to two homes. The change in the driveway will be only to service two homes instead of three homes, but stating the driveway will continue to be only one entry from the road to maintain the spirit of the original site plan. In addition, the one dock per unit remains and will result in only two total docks instead of three docks, along with a requirement any boat docked at the respective docks would need to be titled to the owner of the home/property.

Side yard setback was discussed as the current site plan of the home has a 12-foot set back from the side yard property line with an allowable 18-inch eave overhang. A concern was a future homeowner, under an interpretation of current language, might consider an addition that goes all the way to the property line if the side of the structure is a constructed fire wall. The issue was addressed with the recommendation of Bert Gale that the 12-foot foundation setback with the allowable 18-inch eave overhang could be a condition of approval.

Roof height was discussed as well with a determination the lot sizes are considered conforming resulting in a 35-foot maximum roof height. It was also established that the site plan calls for a minimum of 2500 square feet per home and the current plan will exceed the 2500 square foot size, not below it to demonstrate compliance.

With no further questions or clarifications requested, Chairman Moore took the Planning Commission members through Section 21.6 B, the approval criteria for Site Plan Review.

The proposed use will not have a harmful effect on the surrounding neighborhood development as the two lots will have homes built and the provision for fencing, walls, and landscaping are well documented in the site plan proposal.

The proper relationship between the major thoroughfares and the proposed driveway exists as where the original approved site plan had one common driveway entry from the road to accommodate three homes, the revision still has one common driveway entry to accommodate two homes. The location of the driveway entrance from the road was not altered.

The adverse effects resulting from the locations of building and accessory structures will be minimized to the occupants of adjacent properties as the building plans will meet all setbacks as outlined in the Ross Township ordinances.

The proper development of roads, easements and utilities was found not at issue as the property had contained homes that were already serviced by the utilities and no changes to roads or easements are part of the plan.

The natural features of the landscape will be retained per the site plan and the adjoining properties are not being put to a different use than single family residential.

The many features of the landscape shall be retained as the lot division provides two similar size lots with no change in topography of said lots in the site plan. The site plan clearly demonstrates the spirit to preserve the integrity of the land, existing topography, natural features, and natural drainage patterns. The plan is deemed to not result in any additional run off of surface waters onto adjoining properties primarily due to current topographical condition where all surface waters run to the lake.

Chairman Moore asked for a motion when the approval criteria discussion was completed.

Commissioner Bekes moved to approve the revised formal site plan for the single-family residential site condominium development of 156 and 160 East Gull Lake Drive, Allendale Park, LLC, based on all criteria in 21.6B being met, based on the staff report from Township Planner Rebecca Harvey and based on the material supplied/information given by the applicant with one condition: The 12 foot foundation side yard setback with allowable 18 inch eave overhang will be set as the requirement. Commissioner Maslen supported. The motion carried unanimously.

TOWNSHIP BOARD REPORT

The Township Board report was postponed to the October 23rd Planning Commission meeting.

ZBA REPORT

The ZBA report was postponed to the October 23rd Planning Commission meeting.

PUBLIC COMMENT

No public comment was offered.

MEMBERS, CONSULTANTS, ADVISORS

No member/staff comments were offered.

ADJOURNMENT

Commissioner Maslen moved to adjourn the meeting. Commissioner Sager seconded. The motion was carried unanimously and the meeting adjourned.

Respectfully submitted,
Michael Bekes
Board Liaison to the Planning Commission
Temporary Acting Recording Secretary