

WINDSOR CHARTER TOWNSHIP PLANNING COMMISSION
REGULAR MEETING – FEBRUARY 8, 2012
MEETING ROOM – 7:00 P.M.

Meeting was called to order by Chairperson Dave Kubicek.
Present: Kubicek, Borucki, Blair, Bredin, Burton, Johnson, Pray
Also present: Jim Foulds, CPS

KAMPHUIS REZONING REQUEST:

Chair Kubicek called the Public Hearing to order for the Kamphuis rezoning request.

Jim Foulds shared information on location and what the PUD type zoning allows. He also stated that the development is regulated by site plan reviews. Currently 20 acres on the west end is zoned PUD and he is requesting that all the land be zoned the same. If the request is approved the next step when ready to be developed would be to submission of a site plan and uses. There would be a public hearing on the property design. Mr. Kamphuis has submitted a generic drawing

Dan Kamphuis stated that it is just a conceptual plan. He is trying to sell all as one parcel. Residential zoning is not selling at this time.

Victor Lewis 6370 News Road confirmed that there is not a specific use at this time? yes Would it fit the downtown authority that was being talked about? At this time the authority is not happening. He stated he thought that when the GM plant came in that Lansing Road would take off but it has not.

Joseph Fountain 6755 W Galway stated that his house backs up to the property. He would be okay with a buffer. He is more comfortable with the PUD zoning.

Jim Foulds stated that there would be transition area from residential to commercial. The hearings would show how it would look in the future.

Public Hearing closed at 7:15 PM.

Public comments on non agenda items:

Gary Reemsnyder 9541 Billwood stated that Billwood has a terrible run off problem and with the fill that McKenzie's have put in has made it worse.

Victor Lewis 6370 News Rd talked about how they had a drain behind them and that the drain commissioner told them that no one can change the contour of the land to cause problems for other landowners or if do they must provide new drainage.

Minutes of previous meeting were approved.

No reports from Board of Trustees or Board of Appeals.

Chair Kubicek shared correspondence from Pipeline, Delta Twp and Eaton County.

KAMPHUIS REZONING:

Foulds stated that this is a pretty much straight forward request and that site plans and public hearings will answer any questions about the developments coming in .If there are problems there could be conditions on the reviews. No obstacles to establish the district.

No other comments from planning members.

Borucki moved and Johnson seconded to recommend to the Township Board to approved the rezoning request from Dan Kamphuis from RIM to PUD. Carried unanimously.

No new business.

No public comments.

With no further business Borucki moved and Johnson seconded to adjourn the Meeting. Carried unanimously. Adjourned at 7:38 PM.

Linda Towsley, Clerk