

## **BROWNSTOWN TOWNSHIP PLANNING COMMISSION**

**Monday, October 23, 2017**

The meeting of the Charter Township of Brownstown Planning Commission was held in the Brownstown Township Hall, 21313 Telegraph Road, Brownstown, Michigan 48183 on Monday, October 23, 2017. Chairman Chapman called the meeting to order at 7:00 p.m.

**PRESENT:** Chairman Chapman, Members: Bober, Brock, Browning, Burgor, and Walters. Also present were Economic Development Manager DiSanto, Downtown Development Authority Assistant Director Gustafsson and Planner Borden

**EXCUSED:** Armatis

**ABSENT:** None

**AGENDA APPROVAL:** Motion by Bober, supported by Burgor, to approve the Planning Commission Agenda of October 23, 2017. All present voting aye.

**MINUTE APPROVAL:** Motion by Brock, supported by Browning, to approve the Planning Commission Minutes of August 28, 2017, as submitted. All present voting aye.

**Public Hearing -Conditional Rezoning request** of R.J. Recreation Inc., 1115 Parkview Ct., Wixom, Michigan 48393 for parcel #70-007-99-0001-000 (**22201 Pennsylvania Road**). The applicant is requesting Conditional Rezoning the west portion of the parcel (approximately 17 acres) from existing B-2 Community Business to OR-1 Office-Retail. The parcel is located on the southwest corner of Pennsylvania Road and Racho Road.

Motion of Bober, supported by Brock, to open the public hearing. All present voting aye.

Rick Postema was present, representing Advantage Management Group. He briefly explained the project, a 100 bed nursing facility and a 40 bed home for the aged, and the request for Conditional Rezoning. Planner Borden described the process required by the Planning Commission and the Township Board as detailed in his review dated September 26, 2017. He also read the list of exclusions and restrictions offered by the applicant. These excluded uses and restrictions would be included in the recorded Conditional Rezoning Agreement and runs with the land and is binding upon successor owners of the land.

No one from the audience came forward with questions or comments.

Motion of Walters, supported by Bober to close the public hearing. All present voting aye.

Motion of Bober, supported by Brock to recommend to the Township Board that an agreement be proposed for the Conditional Rezoning of parcel 70-007-99-0001-000, 22201 Pennsylvania Road from existing B-2 Community Business to OR-1 Office Retail with the following exclusions as offered by the applicant:

1. Boarding or riding stables;
2. Veterinary clinics;
3. Veterinary hospitals;
4. Business service storage facilities;
5. Retail businesses whose principal activity is the sale or rental of merchandise within a completely enclosed building of 12,000 square feet or more;

And the approved development must commence upon the site within eighteen (18) months after the effective date by publication of the Conditional Rezoning Action.

October 23, 2017

Page 2

**Discussion of Five-year Master Plan update.**

Borden explained the process involved and the reasons for updating the Master Plan. He encouraged the Commissioners to review any projects they can recall over the past few years, current cases, as well as the Focus 24 plan that has been presented. The Planning Commission expressed its intent to update the Township's Master Plan.

**Staff Report:** DiSanto mentioned the following upcoming projects: CMAC, Timber Creek Phase 2, Prairie Creek Phase 3, Peninsula Ridge Phase 2, Hampton Square PUD, expansions of Children's Place Montessori, Amazon and GM/Honda; Stoney Brook Village is about 85% complete.

**Administrative Review:** None

**Public Forum:** None

**Adjournment:** Motion by Walters, supported by Brock, to adjourn the meeting at 7:40 p.m. All present voting aye.

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David Chapman, Chairman

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