

**West Traverse Township
Planning Commission Special Meeting
May 26, 2021 7:00 pm**

Chairperson Mooradian called the Special Meeting to order at 7:03 pm.

Roll Call: Cindy Baiardi, Paul Mooradian, Paul Repasky, Tom Varner, Pete Wallin

Absent: Dawson Moore, Dave Uutinen

Visitors: Tracy Beckley, Aaron Nordman (Project Engineer), Richard Thomas (Project Developer), David White

The Pledge of Allegiance was recited by all.

Approval of Agenda: Approved by consensus.

Public Comment: None.

Old Business:

Case 2 - 2021 - Public Hearing and Final Review of a Special Land Use Permit and PUD Amendment for the Ridge Condominium Development in Birchwood Farms. Tax ID # 24-16-12-33-200-010, 24-16-12-33-200-009.

Public hearing was opened at 7:05 pm.

White reported that the Planning Commissioners have the Planner's Report, Master Deed, By-Laws and drawings of the site and units for the proposed Ridge Condominium Association. Representatives of the applicant are in attendance and there have been no letters or calls of opposition. Three "300 foot" letters of notification were returned.

Nordman reported there have been no significant changes from the Preliminary Review. The plan now indicates light poles at the end of the driveways. Thomas said they have the Birchwood Board of Trustee's full support and have not received any messages of opposition. He feels it is a good project for Birchwood, the Harbor Springs community and West Traverse Township.

Wallin moved to close the public hearing. Varner seconded the motion.

Vote: All yes

Public Hearing was closed at 7:08 pm.

Mooradian reported they have Planner's Report #04-2021 and the review date will be 5-26-2021. Pages 1 - 9 were part of the Preliminary Review but there are some edits. The Final Review begins on page 10.

Mooradian pointed out that on page one of the Planner's Report it shows the driveways off Greenway Drive when it should be Fairway Drive. The new addresses have not been assigned

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yet. Also, the site has been verified as 8.94 acres, but the drawing on page one does not encompass the whole area. White will ask the Planner for an updated map.

The Planning Commission went through the Planner's Report #04-2021 point by point.

Section 506:F Light, Air and Access: Mooradian clarified the maximum height is 35 feet from the front grade and he said the grading will need to be verified so that the height is correct.

Section 506:H Drainage: #1 & #2 are the Planner's answers. #3 is the Applicant's response.

Mooradian pointed out there is nothing to stop the storm water from running toward the fairway and the Developer is counting solely on infiltration. He asked how the storm water gets managed where there are contours as opposed to if the area is flat as the storm water would not spread the same. Nordman said they usually do not have a problem when it is a sandy site. The runoff is going into the woods and golf course, not a neighbor's house. Thomas said they are doing other work in Birchwood that is within 100' (one hundred) feet of the golf course with steeper slopes and they do not have a problem due to the nature of the soil. He does not feel it will be an issue.

Mooradian wanted clarification of his understanding that storm water on a vacant site is allowed to pass naturally what it will pass. He asked if once we create an impervious surface do we have to contain it or do we need to allow it to slowly dissipate as it crosses? Repasky said you are not supposed to release more than the existing conditions during a 50-year storm. He thinks what the applicant is saying is the soil has the capacity to absorb that and more. He feels they are looking at it from an overall site not as smaller watershed sites. Some of the smaller water sheds, within the larger area where water is isolating into a valley, becomes the question. Repasky acknowledged that it will go to the golf course but feels this will lead to complaints and needs to be thought about.

Thomas responded that they do not want to put unnecessary water on the fairway and the calculations they have been given are for a 50-year flood situation that indicates all, or a majority of the water will dissipate before it reaches the golf course fairway. The vegetative buffer and absorption rates will allow it to seep into the ground.

Mooradian pointed out the vegetative buffer on the map and suggested creation of a slight ditch or berm could slow the water along with special plants and grass used for absorption of water. Thomas indicated they would not be cutting all the trees by the course. Mooradian pointed out the lawn would be maintained and therefore saturated due to irrigation. Thomas indicated much of the area between the homes and golf course will be in a natural state and only the street side of the homes will be manicured. Repasky felt there is not much problem with the drainage if there is minimal disturbance of natural ground cover.

Baiardi was pleased to hear the area in the back of the homes would be left natural and remaining concern to her is the proximity of the drain field and possible flooding in extreme situations. The suggestion of a small berm would help. Varner felt that a berm would work and the worst-case scenario is the golf course floods. Mooradian would like more specific detail regarding the percentage of coverage. He clarified with White that the Township has at least one set of sealed

drawings. Mooradian feels the size of the development and proximity to other structures distinguish The Ridge Condominium project from others in Birchwood. Wallin felt the Developer knows if there is a flooding issue he will be responsible for correcting it. The Developer is agreeable to creating a small berm in area between homes and golf course.

Repasky questioned the Developer's intent for storm water control on the street side of the buildings. His concern was safety, especially in the spring when the ground is frozen and the water would just run off into the street and form ice and slick roadways. Mooradian suggested that the Developer manage the water by changing the contour of the land slightly and eliminating discharge directly onto the roads. Culverts were discussed and they are found in Birchwood in certain areas but Thomas has not used on his projects. Mooradian also inquired if gutters would be installed on the homes and was told "no". These items will be addressed in the final motion after discussion is complete. White mentioned the Planning Commission will require "As Built" drawings when the project is complete.

Sec 604:A:4 Mooradian felt this section was cut off, but believes the items are covered in section 6 or 7.

Sec 604:B:a The words Greenway Drive should be struck. Access will be from Fairway Drive.

Sec 604:C:2:c Nordman said that EGLE and the Health Department regulate these type of systems. The Planning Commission should add "and EGLE" to the answer.

727:10:E The sign location has been indicated on the plan.

727:11:A:1 The name should be changed to The Ridge versus The Ridges.

727:11:A:7:a Mooradian asked for an update on the EGLE review. Nordman said they have received a letter from the state with a list of comments. He felt there was nothing significant in terms of design and they are working through the permit process.

There was discussion about the total number of bedrooms that the septic plan is based upon. Mooradian and Repasky both explained the 60 (sixty) bedroom permit is not adequate for the actual number of possible bedrooms indicated on the plans submitted. These plans clearly indicate up to 80 (eighty) bedrooms. Mooradian and Repasky would like the septic permit to be increased to meet the possible demand for the maximum number of bedrooms drawn. After further discussion it was decided that the Developer would request up to 80 (eighty) bedrooms on the septic permit from EGLE and increase the capacity of the system.

The Developer intends to build the septic system at the time the initial buildings are being built. He will submit "As Built" drawings for the septic system with file dates to Birchwood and West Traverse Township at the same time. The State requires the Developer submit "As Built" plans once the entire project is complete.

727:11:B:7 Mooradian said that he still doesn't like the backing out on road.

Baiardi made a motion to recommend to the West Traverse Township Board for approval, the Final P.U.D. Amendment Plan and Special Land Use Permit for a Site Condominium Development, The Ridge Condominiums, located at 701 Greenway Dr. within the Birchwood Farms Golf and Country Club P.U.D., and identified as parcels #24-16-12-33-200-009 and #24-16-12-33-200-010. Approval is based on the Findings of Fact Report #04-2021 prepared by the Township Planner dated 5/26/21. Recommendation is subject to the following stipulations:

- **Modifications will be made to control stormwater runoff on the entire site.**
- **Revisions will be made to the wastewater plans to accommodate up to eighty (80) bedrooms instead of the current plan provision for sixty (60) bedrooms. Revised plans to be submitted to the Health Department of Northwest Michigan and EGLE for approval.**
- **“As Built” Plans will be provided to the West Traverse Township Zoning Administrator as well as to EGLE when the septic system has been completed.**

Varner seconded the motion.

Vote:

Repasky – yes, Wallin – yes, Varner – yes, Baiardi – yes, Mooradian – yes.

Baiardi noted for the record, she has an issue with the driveway design.

Upon motion, seconded and passed, the Planning Commission recommended to the Township Board for approval at the Special Planning Commission Meeting held on May 26, 2021 at 7:00PM.

Thomas said they will need revised grading plans and septic plans before going to the Township Board. They will copy the township on the plans submitted to EGLE. Baiardi said that we need the information before Friday, June 4th.

Mooradian asked if the Developer will need a PUD agreement. There will be an agreement between the Township and the Developer. Baiardi clarified that the Township, Birchwood, and the Developer must sign. She will coordinate with Joel Wurster.

New Business: None.

Other: None.

Planning Commissioner Comments: None.

Public Comments: None.

Next Regular Scheduled Meeting will be June 9, 2021 at 7:00 pm.

Wallin made a motion to adjourn. Varner seconded the motion.

Submitted by:

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Dawson Moore, Secretary

Transcribed by:
Tracy Beckley
Township Secretary