

**Paradise Township Planning Commission Minutes**  
**January 4, 2007**  
**Township Hall, 2300 E. M-113, Kingsley, MI 49649**

- A. Meeting called to order at 7:02 p.m.**
- B. Present:** Schoech, Geisert, Bach, Conroy, Tuller, Sedlacek, Wadford Alternate: Inman  
**Absent:** Smith **In attendance:** ZA/Planner: Marv Radtke, Township Supervisor Marie Dean and Kirk Bergsma, Developer – Property Design Group, LLC
- C. Approval of Minutes:** from Regular Meeting on October 5, 2006. **Schoech/Geisert to approve minutes as written – Carried 8:0**
- D. Changes/Deletions: Change New Business in front of Old Business .**
- E. Communications:** Inman read letter to the editor article from the Record Eagle regarding Acme Township and zoning issues.
- F. Public Input:** None
- G. New Business:**
- 1) Preliminary Plan Review – Proposed New Urbanism Development – by property Design Group, L.L.C.** Kirk Bergsma introduced himself and reviewed the background of the company. Reviewed preliminary site plan and house design with commissioners. There are two house concepts on 15 ½ acres with 28 units total. There will be a deed restriction on the open space. Open space ideas are as follows: basketball court, talking trails, gazebo, sandlot, water feature, shaded area, open playing field for soccer, etc. The total open space will be 4 ½ acres. They have a landscape plan that includes natural species and a manicured lawn that will be low maintenance. The pricing will be around \$179,000. They are looking at an adjacent parcel for a possible future development site. Inman concerned over the open space and commissioners agreed they would like a plan as to how soon the open space would be developed. Wadford mentioned the landscaping plan as an important aesthetic to this project. Kirk will discuss our ideas with his Dad and discuss at future meeting. Radtke mentioned this particular concept cannot be accepted at this time and that this was just a preliminary idea as our current zoning doesn't allow it, but it is part of our future new urbanism idea, once we get our new zoning ordinance in place.
- H. Old Business:**
- 1) Zoning Ordinance:** Radtke removed PUDs from our draft ordinance. Most of the communities are going to cluster and site developments. Cluster developments are getting more popular as flat lands are eaten up and developers are dealing with more slopes, etc. in natural landscaping. The new urbanism idea is popular in California, New Mexico and Georgia. Radtke asked that we review Article 11 Development Options that he passed out. Inman asked about shooting and archery ranges. Review of new language on shooting ranges. She asked that we put in the ordinance language about hunting preserves. Radtke – we could possibly add as special use in AG district. Inman asked that we add monuments into our definitions. Radtke reviewed future vision of our zoning map and the changes that would take place with our new zoning ordinance once it's adopted. Discussion on separate zoning districts for Mayfield and Summit City. Sedlacek asked everyone to read about the Districts and Intents before the next meeting.
- I. Zoning Administrator Report:** Three to four permits were issued last month. Radtke is chairing the GIS committee at the county. He has acquired an overhead projector for our future use. He reviewed the Boardman River Valley Master Plan but has not Incorporated it into our master plan.

- J. PC Joint Member Report and Appointment for Next Month:** Sedlacek asked Radtke to go to their meeting.
- K. Agenda for Next Week (Special Meeting):**
  - 1) Zoning Ordinance
- L. Adjourn: Bach/Sedlacek to adjourn at 9:20 p.m. Carried: 8:0**