

Paradise Township Planning Commission Minutes
August 2, 2007
Township Hall, 2300 E. M-113, Kingsley, MI 49649

A. Meeting called to order at 7:00 p.m.

B. Roll Call: Present: Bach, Tuller, Sedlacek, Inman, Wadford Excused: Geisert
Also Present: Planner/Zoning Administrator, Marvin Radtke, Township Supervisor Marie Dean, Township

C. Approval of Minutes: From Regular Meeting July 5, 2007 and Joint Meeting on July 24, 2007. Wadford/Tuller – approve as received. Carried 5:0

D. Changes/Deletions: Tuller – add Election of Officers after New Business #2.

E. Communications:

Marv discussed compactor station and future fire station. Firefighters are coming up with a wish list of needs and wants for the emergency services building. The town board had their public hearing on July 25th and made a few more changes to the zoning ordinance and map. Changes are being sent to county planning for their review. Anticipate town board getting the review in time for their September meeting.

Sedlacek – told commissioners that she appreciates all the work we have done over the past 18 months on the ordinance and was apologetic that the town board was not in full support of our changes and listening to a handful of people that showed up to the meetings.

F. Public Input: None

G. Old Business:

1. Property Design Group LLC – Proposed Open Space Development/

Optional Sketch Plan Review. Radtke discussed the site plan review and the yield plan.

Kirk and Ralph Bergsma presented the commissioners with their new plan. They are proposing single family homes, rather than duplexes, which would be easier to market and have a higher property value. 56% of the property or 8.7 acres is dedicated to open space. The homes (2 plans) will have 3 bd, 2 ba and 2 car attached garages. They have incorporated architectural schemes for the rural setting. Price range will be \$160-\$169k. They will be asking the ZBA for a variance in regards to the road. They are proposing a 33 ft. road right of way instead of 66 ft. Houses will be closer to the road and allow for a greater buffer area for the open space. The fire department and health department have given their approvals. Radtke – discussion of density and number of dwellings allowed. The road bed matches the private road standards found in our Ordinance. Sedlacek asked about plans for expanding the culdesac – Bergsma responded that they are not going to expand.

Wadford/Sedlacek – accept proposal with 33 ft. variance on the driveway. Carried 5/0.

Bach asked Tuller to send a letter to the ZBA regarding our acceptance of this plan with the variance.

H. New Business:

1. Meeting Date with Town Board. Radtke recommended we meet with them

At least yearly to discuss what each others duties are and understand the positions and what is required by all agencies. Tuller would like to meet with the town board soon. Sedlacek Recommended waiting until the end of the year or beginning of next year. Roundtable Discussion on when meeting should take place. It was decided that January would be a Good time to meet with the board when we start reviewing the master plan.

2. Election of Officers. Tuller would like to see officers stay as they are. Bach asked to step down from the chair as he is very busy with job. Tuller recommended Mike Geisert for Chair. Sedlacek recommended Wadford for Vice Chair. Roundtable discussion and

the following were voted in: Geisert – Chair, Wadford – V. Chair, Tuller – Secretary.
Carried 5:0

- I. Zoning Administrator Report:** Gave his under Communications.
- J. PC Joint Member Report and Appointment for Next Month:** None as we had a meeting With them last month.
- K. Agenda for next Month:** Property Design Group, LLC – will bring in their engineered drawings for our review.
- L. Adjourn: Wadford/Inman – adjourn meeting at 7:55 p.m.**