

ATTENDANCE

Planning Commission

Kate Domico, Chair
Bill Steudler, Vice-Chair
Brian Rater, Secretary
Richard Schmidt
Harry McAllister
Robert Prosek

Township Staff

Doug Erickson, Township Manager
Stephen Casson, Township Engineer/Dir. Public Works
Ken Soder, Zoning Officer
Jim May, CRPA
Nicole Harter, Public Works Secretary

Audience

Alex Pieh, RGS Associates
Joe Waters, Waters Retail Group
Michael Pratt, Keller Engineers
Jim Payne, Resident

1. CALL TO ORDER – REGULAR MEETING

The June 3, 2019 regular meeting was called to order at 7:00 PM by the Chair, Ms. Kate Domico.

2. ITEMS OF CORRECTION

There were no additions or deletions to the agenda.

3. APPROVAL OF MINUTES

Meeting minutes from the May 6, 2019 combined Regular Meeting and Work Session were brought before the Planning Commission for approval.

Mr. Bill Steudler made a motion to approve the meeting minutes as submitted. The motion was seconded by Mr. Brian Rater. The motion passed with a vote of 6-0.

4. PUBLIC COMMENTS

There were no public comments at this point in the meeting.

5. SKETCH PLAN FOR GRAY'S WOODS PHASE 6B

Mr. Doug Erickson noted that the proposed sketch plan for Phase 6B in the Gray's Woods Planned Community will consist of 28 proposed single-family lots, with average lot sizes ranging from 5,000-6,000 square feet, centered about Caymus Street extended from Amicus Way, which is nearing completion now within the Phase 6A area. The single-family dwellings will be a mix of two-story and ranch-style homes; all with basements and two-car attached garages. The proposed single-family floor plans will range from 1,500 square feet to approximately 2,600 square feet. Construction is scheduled to commence in the fall of 2019

In 2018, the Township approved an update of the Gray's Woods Master Plan and subdivision plan for Phase 6A of the community. Phase 6A included six single-family and 37 townhouse lots, several new public streets, an extension of Gray's Woods Boulevard, and the development of sidewalks and a shared use path connecting to the existing path near the Gray's Woods Elementary School.

5. **SKETCH PLAN FOR GRAY'S WOODS PHASE 6B (cont.)**

Township staff met with the developers and their consultant on April 24, 2019 to discuss a proposal for Phase 6B. The applicant requested a sketch plan be reviewed by the Planning Commission. A sketch plan is an informal plan that is typically used to show the general layout of a proposed subdivision or land development. Review of a sketch plan is voluntary, and the Township can take no formal action on a sketch plan.

Mr. Michael Pratt, Keller Engineers, provide an overview of the proposed sketch plan. Mr. Pratt noted that he proposes a land development submission within the next six weeks.

Mr. Brian Rater asked about the traffic pattern. Mr. Pratt noted that it would be two-way, similar to Amicus Drive in Phase 6A.

Mr. Bill Steudler asked if there was a possibility of increasing Stormwater Area #6. Mr. Pratt noted that there is a possibility and it's being reviewed further.

Mr. Brian Rater asked about connectivity to SR 550. Mr. Erickson noted that it is depicted on the Master Plan. He was not sure of the exact date, but is long range. Mr. Erickson also noted that the Township inspects the area to make sure it is accessible by emergency vehicles.

Ms. Kate Domico asked about affordable housing. Mr. Pratt noted that there are 10 affordable housing units proposed in Phase 4.

There were no comments from the public.

6. **SKETCH PLAN FOR WATERS RETAIL GROUP – NORTH ATHERTON STREET**

Mr. Doug Erickson noted that proposed sketch plan is for the property formally known as the Temple Mobile Home Park. There is a total of 13.63 acres, with 6.98 acres in Patton Township and 6.65 acres in Ferguson Township. The portion of the property in Patton Township is zoned C-2, and the portion in Ferguson Township is zoned for townhomes and general commercial. The project proposes access to North Atherton Street at the signalized intersection for North Atherton Place (Walmart), to Martin Street at the service drive for Best Buy and Staples, and on Aaron Drive at the driveway for Aaron Plaza.

A sketch plan is an informal plan that is typically used to show the general layout of a proposed subdivision or land development. Review of a sketch plan is voluntary, and the Township can take no formal action on a sketch plan.

Mr. Erickson reviewed the discrepancies with the Township Zoning Map for the subject parcel. There were three separate plans submitted to the Township between 1980 and 1996, and all note that the parcel is all zoned as C-2.

Mr. Joe Waters, Waters Retail Group, and Mr. Alex Piehl, RGS Associates, provided an overview of the proposed sketch plan. Both met with Ferguson Township staff to discuss the proposed sketch plan on June 3, 2019. Ferguson Township noted that additional parking was required to comply with their supplemental parking regulations.

Ms. Domico expressed concern for traffic on Martin Street. Mr. Piehl noted that a traffic study would be done. Mr. Piehl also stated that Drive A and Drive B referenced on the plan are proposed to be private drives.

6. SKETCH PLAN FOR WATERS RETAIL GROUP – NORTH ATHERTON STREET

Mr. Bill Steudler asked if there would be any connectivity with the proposed Patton Crossing site. Mr. Waters noted that conversations have taken place with the property owner.

Mr. Brian Rater asked about bicycling connectivity. Mr. Piehl noted that Ferguson Township recently completed a mobility study and they were going to provide them with a link for them to review.

The developers propose land development in 2019.

Resident, Mr. Jim Payne, expressed his concern for traffic and suggested an upgrade to the traffic light on West Aaron Drive and Martin Street

7. STATUS ON PENDING ITEMS

There were no comments from the Planning Commission on the pending work task items.

8. REPORTS

No additional reports were given.

9. OTHER BUSINESS

There was no other business brought before the Planning Commission.

10. ADJOURN – REGULAR MEETING

The meeting was adjourned at 7:52 PM.