

Charter Township of Gun Plain  
Planning and Zoning Commission  
Minutes of August 20, 2014

Members present; Vance, Vogeler, VanDenBerg, Kellogg, Simons, Webber  
Absent; Warnement

Motion by VanDenBerg 2<sup>nd</sup> Vance to approve the minutes of July 17, 2014  
Approved

Motion by VanDenBerg 2<sup>nd</sup> Vogeler to approve the Agenda Approved

Public Comment

D. Oberhill-asked about boil water advisory

Motion by VanDenBerg 2<sup>nd</sup> Vogeler to close the Regular meeting and open the  
Public Hearing Approved

New Business

Rhapsody in Green Site Condominium-John Howe-located on Midlakes Blvd,  
Lake Doster.

He described this as a Site Condo/single family homes only, selling lots at this  
point, no master deed but owners must be in accordance with the Lake Doster  
Association.

D. Joslin-411 Midlakes-Is there a topography study to indicate water run-off, a  
Master Deed and where is the common area?

J Clark- 409 Midlakes-Has concerns with drainage and lot sizes and at least one  
lot shows less than 85 feet which is contrary to the Lake Association. He does  
support the Howe's in this project.

J. Brink-He has concerns with drainage as the road is not sloped correctly.

Motion by VanDenBerg 2<sup>nd</sup> Vance to close the Public Hearing and open the  
regular meeting Approved

The Planning Commission reviewed the Site Plan Information Criteria and noted  
items that are missing (see attached list).

The plans will be sent to PCI to review lot sizes and to make certain the lots are  
build able.

Continued 8-20-2014

We would like the Road Commission to look at the plans to see if the driveways are allowed.

The plans show no access for Fire/Emergency vehicles.

Will additional lift stations or infrastructure be needed?

The plans must show a common area and a Master Deed and By-Laws are required for a Site Condominium.

Motion by VanDenBerg 2<sup>nd</sup> Vance to table this until the September 17, 2014 meeting to allow the applicant time to gather missing information. Approved

Old Business

Future Land Use-we are still waiting for the Maps

Communications-No

Other-No

Public-No

Board- Mike and Bill attended the Conference at WMU

Mike contacted FLOW

Motion by Webber 2<sup>nd</sup> Vance to adjourn the meeting Approved

Typed & submitted by D. Webber