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ANDREA K. SCHROEDER



POSTED DATE:

July 7, 2016
TIME: 4:00 PM

CHARTER TOWNSHIP OF INDEPENDENCE

6483 WALDON CENTER DRIVE CLARKSTON, MICHIGAN 48346

www.twp.independence.mi.us

PLANNING COMMISSION REGULAR MEETING

AGENDA

DATE AND TIME: Thursday, July 14, 2016 at 6:30 p.m.
LOCATION: Independence Township Hall
6483 Waldon Center Drive, Clarkston, MI 48346

A. CALL TO ORDER

B. PLEDGE OF ALLEGIANCE TO THE FLAG OF THE UNITED STATES

C. ROLL CALL:

D. REVIEW OF AGENDA: *Agenda additions or deletions require a majority vote of Commission Members present.* 00:02:16

E. PUBLIC COMMENT FOR ITEMS NOT ON THE AGENDA: 00:02:00

F. PUBLIC HEARING:

1. PC File #2015-007, Petitioner: Steve Nannoshi, 6001 Middlebelt Rd., West Bloomfield, MI 48322, Parcel #08-31-303-004, North side of White Lake Road, east of Andersonville Road, ML Limited Industrial, **Requesting:** Final PUD Approval for a new market, bistro and fueling station. 00:03:51
2. PC File #2016-002, Zoning Ordinance Text Amendments - Article 2 Definitions, Section 4.16 OS-2 Office Service Two District Section 4.18 C-2 General Business District, Section 8.10 Motor Vehicle Service Station and Collision Repair, Section 8.15(c)(4)(e) Wireless Communication Facilities, Section 8.16 Elderly Housing Standards, Section 11.02 Performance Standards, Section 12.02 General Standards, Section 12.07 Temporary Signs, Section 12.09 Special Signs, Section 14.05 Rules and Procedures for Variances, Section 14.08 Approval Periods. 00:57:20

G. OLD BUSINESS:

H. NEW BUSINESS:

1. PC File #2015-003, Petitioner: Thomas J. Patti, 16275 NW 120th St., Morriston, FL 32688, Parcel #08-25-200-038, North side of Maybee Road, east of Clintonville Road, PRO/R-1A Single Family Residential, **Requesting:** Final Site Plan Approval for a 26 unit site condominium development. 01:03:50
2. PC File #2015-007, Petitioner: Steve Nannoshi, 6001 Middlebelt Rd., West Bloomfield, MI 48322, Parcel #08-31-303-004, North side of White Lake Road, east of Andersonville Road, ML Limited Industrial, **Requesting:** Final PUD Approval for a new market, bistro and fueling station. 00:35:00
3. PC File #2016-004, Petitioner: Vista Springs Trillium Properties LLC, 2090 Celebration Drive, Suite 300 Grand Rapids, MI 49525, 6800 Trillium Village Drive, Northeast corner of Maybee Road and Dixie Highway, R-2 Multiple Family Residential, **Requesting:** Amended Final Site Plan Approval for an 80 unit assisted living/memory care facility and 54 condominium units. 01:23:09
4. PC File #2016-005, Petitioner: JLG Properties Inc., 6074 Campfire Circle, Clarkston, MI 48346, Parcel #08-23-200-006, -007, -008, West side of Clintonville Road, south of Clarkston Road, R-1R Rural Residential, **Requesting:** Preliminary PUD Review of a 70 unit single family condominium development. 02:04:46
5. PC File #2016-002, Zoning Ordinance Text Amendments - Article 2 Definitions, Section 4.16 OS-2 Office Service Two District Section 4.18 C-2 General Business District, Section 8.10 Motor Vehicle Service Station and Collision Repair, Section 8.15(c)(4)(e) Wireless Communication Facilities, Section 8.16 Elderly

NOTICE: Persons with disabilities needing accommodations for effective participation in this meeting should contact the Building Department at (248) 625-8111 at least two working days in advance of the meeting. An attempt shall be made to provide reasonable accommodations.

Housing Standards, Section 11.02 Performance Standards, Section 12.02 General Standards, Section 12.07 Temporary Signs, Section 12.09 Special Signs, Section 14.05 Rules and Procedures for Variances, Section 14.08 Approval Periods.

I. APPROVAL OF MINUTES:

1. Regular Meeting Minutes of May 12, 2016

J. CONSULTANT'S REPORTS:

K. DISCUSSION:

L. ADJOURNMENT: 02:55:48

NOTICE: The above requests may be examined at the Building Department during regular business hours. Written comments may be sent to the attention of the Planning Commission; c/o Charter Township of Independence – Building Department; 6483 Waldon Center Drive – Clarkston, Michigan 48346 prior to the Meeting / Public Hearing. For further information call (248) 625-8111.