

**EAST CHINA CHARTER TOWNSHIP  
PLANNING COMMISSION**

**APRIL 13, 2010**

**CALL TO ORDER** – Chairperson Blackstock called the meeting to order at 7:30 p.m., with Commissioners, Bober, Barna, Carey, Freehan and Jones. Commissioner Street excused.

**MINUTES** – Commissioner Carey, supported by Commissioner Jones, moved to approve the minutes of March 9, 2010. Carried.

**FINAL SITE PLAN REVIEW & REVISED MASTER PLAN  
FOR EAST CHINA COMMERCE PARK UNIT 7**

***RECEIVED PLANNERS COMMENTS***

**East China Commerce Park -1<sup>st</sup> Review of Site Plan**

The applicant is proposing to erect two (2) buildings (#6 & #7) at the existing East China Commerce Park. This property is regulated by an overall master site plan that was previously approved in 2006 and was originally broken into two (2) phases. The property is zoned I-1 Industrial.

1. The applicant should present a thorough written description of the proposed project so it is clear what improvements will be made, as well as how the proposed buildings will be utilized.
2. The site was originally approved in two (2) phases. The proposal indicates that this plan is considered Phase "2". After a discussion with the applicant, it appears as though this request would more appropriately be considered an amendment to the original Phase "1" approval.
3. Unit #7 is no longer in the location where it was originally approved as part of the overall master site plan. The new location is in direct conflict with the future primary maneuvering lane. It is our understanding that the applicant does not intend to build-out the site in the manner that was previously approved by the Township. Because of this, a new overall site plan for the entire property must be presented that accurately reflects the intentions of the applicant.
4. The concrete piles and outdoor material storage bins are not permitted within the I-1 zoning district. This non-conformity has been in existence for several years. As part of the previous master site plan approval, this non-conformity was proposed to be removed from the site. It is our understanding that the applicant still intends to remove the outdoor storage, although the timing seems uncertain. The Commission should determine if removal of any or all of this nonconformity will be required as part of this amended site plan approval, or if complete removal will not be required until final build-out.

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5. The plan is not signed and sealed by a registered professional.
6. A landscape plan has not been provided showing existing and proposed plantings. There are a number of dead plantings on the west side of the property. Once this is submitted, the plan can be reviewed for compliance with landscaping requirements.
7. This is an existing site condominium. It is our understanding that the Township does not have a record of the legal documents governing the site. The applicant should submit the condominium documents for the property, including the Master Deed, Bylaws and Exhibit "B".
8. We question if a five (5) foot gap between unit #6 and #7 is appropriate based on long-term maintenance needs. The Commission may wish to consider eliminating this space by requiring the buildings to be pushed together, or by requiring a greater distance between the buildings.
9. The existing paved parking is not striped. This should be completed as shown on the plan.
10. We have not received any floor plans or building elevations for the proposed buildings. We therefore cannot determine if the proposed buildings will meet the height requirements of the Ordinance.
11. It is not clear on the plan if lighting is proposed. If lighting is proposed, details shall be provided.
12. Trash enclosure details have not been provided.

**Planner's Recommendation:** The property is currently regulated by an existing approved site plan for Phase 1, and by an overall master site plan. There are no guarantees that the overall master site plan will ever be built-out. Because of this, the Planning Commission must make a reasonable determination as to the number of improvements to the overall site that will be necessary to accommodate the amended Phase 1 proposal. For instance, the applicant is asking to amend the site plan for Phase 1 by adding a building (#7) that was previously part of Phase 2, without committing to any of the improvements that were previously part of Phase 2. In our opinion, consideration should be given to removing at least a portion of the existing non-conforming outdoor storage use from the site.

At this time, we recommend that the proposed site plan be tabled to allow the applicant sufficient time to address the above-mentioned comments to the satisfaction of the Planning Commission.

**RECEIVED ENGINEERS COMMENTS**

Our office has received Phase 2 Site Plan for the proposed condominium site located at St. Clair Highway and Hatheway Street as proposed by DTD Properties, LLC (previously St. Clair Nursery Company). The site plan for Phase 2 consists of one additional building, Unit #7, to be constructed to the south of the existing Unit #6. The Township had previously approved a master site plan for this property that depicted a project that consists of multiple phases, with 18 total units, with proposed storm water detention. Our comments relative to the Phase 2 site plans are as follows:

GENERAL

1. The Phase 2 site plan does not match the approved master site plan dated March 30, 2006 in several regards:
  - a. The location of Unit #7 shown on the Phase 2 site plan is directly adjacent to and south of Unit #6. The master site plan showed this unit to be further to the south with an access drive and parking area located between Units 6 and 7. This access drive serves to provide access to the 18 planned units on the site and as a turn around to provide truck and traffic circulation on the site.
  - b. The location of the dumpsters shown on the Phase 2 site plan does not match the master site plan.
2. At our request, the Developer has provided revised portions of a master plan drawing (see attached). This new master site plan shows Unit #7 in the location proposed on the Phase 2 site plan, and shows the completion of the access drive. The portions of the new master plan, although slightly different than the approved master plan, appear to achieve the same objectives of access and circulation throughout the site as the original master plan did. The one significant change in the new master site plan is the reduction of 11 parking spaces that were originally located between Units 6 and 7.
3. The original Phase 1 site plan indicated a 110-foot diameter vehicle turnaround area located in the southeastern portion of the existing graveled area. The Phase 2 site plan also calls out a "vehicle turnaround" but does not show the 110-foot diameter. Were this diameter shown on the Phase 2 drawing it would be impacted by the proposed dumpster and parking location shown adjacent to the vehicle turnaround. As currently proposed, the Phase 2 site plan does not provide adequate space for a vehicle turnaround.

4. The proposed dumpster location shown on the Phase 2 site plan does not match the location shown on the master plan, nor does it match the location shown on the Phase 1 site plan. The Developer has indicated that, currently, the dumpsters are scattered around the site and not in one location as shown on the site plans. The dumpsters should be consolidated into one location and placed on the site so they do not impact the vehicle turnaround area.
5. The master site plan shows the construction of a detention pond on the eastern portion of the site. This pond is not shown on the Phase 2 site plan and is not proposed to be built at this time. We recommend that a note be added to the site plan indicating the timing for the construction of this site plan feature prior to or concurrent with the construction of any additional units.

#### WATER MAIN

The Phase 2 site plan includes an extension of the water service lead from Unit #6 to provide service to Unit #7. A detailed review of the water system for the development will be performed upon receipt of the engineering plans submittal.

#### SANITARY SEWER

The Phase 2 site plan includes an extension of the sewer service lead from Unit #6 to provide service to Unit #7. A detailed review of the sewer system for the development will be performed upon receipt of the engineering plans submittal.

#### STORM SEWERS

1. The plan includes a storm water retention/detention basin, storm culvert sewer pipes, and drainage swales.
2. The detailed engineering plans should illustrate that drainage from all developed portions of the site are directed to the storm water system.

#### RECOMMENDATION

The proposed Phase 2 site plan represents a significant change from the approved master site plan for this project. Were the Planning Commission to approve this project we would recommend the following conditions be placed on that approval:

1. The Developer to provide a revised Master Site Plan including the following changes:
  - a. The location of Unit #7 shall be shown in compliance with the Phase 2 site plan.
  - b. A note shall be added to the Master Site Plan indicating that the detention pond must be constructed with the construction of any future units (Units 8-18).
  - c. The dumpsters and parking shown adjacent to the turnaround area will be relocated so as to not impact the turnaround.

**CONSIDERATION** – Developers Donald Middleton and Daniel McCartney were present and provided members with an amended Master Plan and amended Site Plan for Unit 7. After much discussion, Commissioner Freehan, supported by Commissioner Carey, moved to approve amending the Phase 1 of the Site Plan and the Master Plan to include Unit 7 as submitted on April 13, 2010. Approval is also contingent upon the applicant addressing all of the concerns of the engineers and planners. Carried.

**ZONING AMENDMENT TO SECTION 480-65 FOR ACCESSORY BUILDINGS AND STRUCTURES**

**RECEIVED** – Draft language from the planners for a portion of Section 480-65 to avoid a conflict about the size of accessory structures and garages allowed. Trustee Bober, supported by Commissioner Jones, moved to request the Planners attend their next meeting scheduled for May 11, 2010 to discuss this matter with them. Carried.

Trustee Bober, supported by Commissioner Jones, moved to request that the Planners also be prepared to discuss the blight ordinance. Carried.

**ORDINANCE REVIEW** – Commissioner Freehan, supported by Trustee Bober, moved to table this item until the next meeting. Carried.

Commissioner Carey, supported by Commissioner Blackstock, moved to adjourn at 8:30 p.m. Carried.