

**VILLAGE OF GOODRICH PLANNING COMMISSION
REGULAR MEETING, MAY 24, 2021 AT 6:30 P.M.
LOCATED AT THE VILLAGE MUNICIPAL BUILDING LOWER LEVEL
7338 S. STATE ROAD, GOODRICH, MI 48438
(810) 636-2570 www.villageofgoodrich.com**

MEMBERS PRESENT: A. Kline, K. Walworth, D. Hogness, S. McCafferty, K. Whitefoot, J. Baker
MEMBERS ABSENT: None

The meeting was called to order at 6:30 p.m.

APPROVAL OF AGENDA

MOTION BY K. WALWORTH, SECOND BY D. HOGNESS, to approve the agenda as presented.

VOICE VOTE: MOTION CARRIED UNANIMOUSLY

APPROVAL/AMENDMENTS TO MINUTES: REG. MTG. 04/26/2021

D. Hogness asked that under A) WING & SHOT KENNEL at the bottom of page one add the following notation:

* Trees planted along M-15 should not hinder the line of sight of drivers pulling out onto M-15.

There were no objections.

MOTION BY J. BAKER, SECOND BY D. HOGNESS, to approve the minutes of the regular meeting of the Planning Commission dated April 24, 2021 as amended.

VOICE VOTE: MOTION CARRIED UNANIMOUSLY

PUBLIC COMMENTS: None

A) UNFINISHED BUSINESS: GREENRIDGE MEADOWS PHASE 6 SITE PLAN REVIEW

K. Walworth pointed out that some of the lots were still shy of the 90' frontage requirement, however the minimum lot area is 10,000 sq. ft. which is required of our ordinance and all of these lots are more than 10,000 sq. ft.

D. Hogness pointed out that lots 4, 5, 7, 17, 23, 24 are all 10,000 sq. ft. which is required by ordinance.

Council reviewed the recommendations from the Safebuilt Village Planner;

- #1) Street grades, geometrics and pavement design to be reviewed by Village Engineer.
- #2) Sidewalks will not be required the contiguous subdivision does not include them.
- #3) Lot sizes are all good.

- #4) Natural features – detention pond will be incorporated into the wetland, which may require review/approval by the State if the wetland is regulated.
- #5 No floodplain in the area.
- #6. Utilities will be reviewed by the Village Engineer. Any existing trees in right-of-way are to be preserved. Additionally, street trees are required at a rate of 1 canopy tree (2.5-inch caliper minimum) per 50 feet of road frontage...not to be planted to hinder drivers pulling out of street. (two trees are planned for each lot)
- #7. Street lighting will match the current last phase and ordinance requires that conductors be installed underground.

MOTION BY S. MCCAFFERTY, SECOND BY K. WALWORTH, to recommend approval of Green Ridge Phase 6 as presented contingent upon natural features to be addressed if needed and to waive the requirement for sidewalks and the 90' frontage for lots, 4, 5, 7, 17, 23, 24 due to required 10,000 sq ft lot size has been met.

VOICE VOTE: MOTION CARRIED UNANIMOUSLY

MEMBERS COMMENTS: Question was asked of the building when the building of Phase 6 will begin.

Mike Johnson indicated that it will begin as soon as the necessary permits are obtained. They plan to build 7 – 10 homes a year.

MOTION BY K. WALWORTH, SECOND BY J. BAKER, to adjourn the meeting at 6:51 p.m.

VOICE VOTE: MOTION CARRIED UNANIMOUSLY

Respectfully submitted by:
Sheri Wilkerson, CMC
Administrator/Clerk