

# **Rochester Township Planning & Zoning Commission**

Commission Chairman: Mike Herman  
Commission Members: Brian Zmolek  
Jamie Neisen  
Norm Olson  
Brad Lewis (secretary)  
Arthur Handelman (alt)

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## **Minutes of the January 12, 2021 Planning & Zoning Commission Meeting**

**Commission members attending: Brian Zmolek, Mike Herman, Jamie Neisen, Norm Olson, Brad Lewis and Arthur Handelman**

**Guests: Mr. Clark and Mr. Barber(WSB) for Mayowood Estates  
Mr. Mark Welch from G3 for Millie Meadows**

**TCPA staff: Roger Ihrke and David Meir**

**The meeting by teleconference was called to order at 7:02PM. The Minutes from November 10, 2020, were reviewed and approved. Motion Norm Olson, 2<sup>nd</sup> Brian Zmolek. Carried 5-0.**

A Public Hearing was held to consider an application for an amendment the approved general development plan for Mayowood Estates. If approved, the plan would increase the the total number of lots by 18 for a total of 66 lots.

Presentation and Discussion: Mr. Ihrke outlined amended GDP increasing lot number from 48 to 66. Mr. Ihrke noted a correction in his report that a bypass lane should replace turn lane for the Meadow Crossing Road (MCR)-CSAH8 intersection on page 6. Glenwood RD is a modified collector with 30 ft paved and 6 ft gravel shoulder. Mayowood Estate Circle will have a pedestrian pathway (wider road surface) while Mayowood Estates Drive will not. Traffic study and Environmental Assessment Worksheet (both received and reviewed by the Town Board) suggest the environment and road infrastructure are adequate for proposed number of lots.

Further discussion: Mr. Handelman raised objection to the 3.1 acre proposed average lot size of amended GDP vs county guidance of 3.5 acre average as stated in the land use plan. Variance requirements were enumerated. Mr. Ihrke responded that county wide recommendation for lot size average 3.5 acres for R1 (2 acre min) and RA (5 acre min) developments, which represents a goal, not a strict ordinance. Ordinance states minimum of 2 acres. Past developments have been approved by the township for average lot size less than 3.5 acres and those developments have been consistent in lot size overall. In the past, township has been in favor of denser development to make road maintenance easier and more cost effective.

Mr. Neisen outlined deficiencies and inconsistencies in the previously accepted traffic study. These include underestimating the number of trips/day, the number of trips going north vs south on County RD 8, underestimating the number of trips from this development that would use MCR vs Glenwood Drive. These variables likely underestimate the overall traffic impact the development will have on MCR.

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The public hearing was open for comment. 4 emailed comments were submitted, all opposed to increasing the number of smaller lots - from Julsruds, Ringlers, Morgenthalers and Michaels. All have similar concerns of greater housing density, decreased property values and increased traffic on MCR.

With no further public statements, the Public hearing was closed.

The Commission members reviewed the information presented.

The following motion was made:

**MOTION.**

**Recommend Approval of proposed amended GDP for 66 lots as detailed in the report by the TCPA staff. Mike Herman, 2<sup>nd</sup> Norm Olson. Approve 4-1.**

**Motion: Mike Herman: Townboard continues to discuss upgrade to MCR concerning pedestrian, bicycle and motor traffic. 2<sup>nd</sup> Brian Zomlek. Approved 5-0.**

**Further discussion: Mr. Handelman raises objection to smaller lot size without variance reasons. Zone for R1 only requires 2 acre lot size. Variance approval is not required.**

Mark Welch representing G3 and Millie Meadows.

Updated the Commission on issues going forward in anticipation of February meeting. Working on homeowners agreement, right of ways. Curb installed at intersection of common/open area near mailboxes and parking. Possible to drive by if anyone interested. He asked for any specific requests the commission had prior to the February meeting. Commission appreciates the update and looks forward to detailed updated documents and staff report.

**Next Meeting will be 2/9/2021**

Meeting adjourned at 8:30 PM