

**Saline Township Planning Commission  
Regular Meeting, February 15, 2006**

**Members Present:**

Richard Zahn, Neil Bohnett, Trudy Feldkamp, Keith Girbach, Laurie Leinbach, Chuck Rankin, Denny Zink

**Members Absent:**

None

**Others Present:**

Supervisor Marion, Judy Gordon, Alan Block, Dan Cabage, approximately 20 others

Meeting was called to order by Chairman Zahn at 7:37 pm.

*Roll* was taken; all members present; quorum established.

Pledge of Allegiance was led by Girbach.

*Approval of Minutes.* Rankin moved to accept the minutes of the January 11, 2006 Planning Commission meeting; Bohnett supported; vote taken; unanimous in favor; minutes approved.

*Approval of Agenda.* Change of agenda; b-Mr. O'Toole should be Patrick O'Leary; new item, Map correction. Leinbach moved to accept the agenda with changes for the February 15, 2006 Planning Commission meeting; Bohnett supported; vote taken; unanimous in favor; agenda approved.

**Announcements:**

None.

**Public Comments:**

None.

**New Business:**

A. *Jim Haeussler/Peters Building presentation.*

Is considering a development on 130.2 acres situated between Michigan Avenue and Austin Road, west of City of Saline to west of Marion Road. Map presented. It would be a mixed development with higher density, residential homes. He's

thinking of a PUD. Total of 422 units (30.6 acres with 6 units/acre; 79.6 acres with 3 units/acre; park area of 20 acres). Discussions have been held with the City regarding sewer, 425 agreement may be a possibility. On site services is not feasible. City has indicated they would have the capacity with their planned upgrade. Would prefer more houses than condos. Is considering two entrances off Michigan Avenue and one off Austin Road. Price range, \$200,000 to \$230,000 is the goal.

After discussion, it was mentioned that City input would be helpful.

- B. *Patrick O'Leary, Hometowne Building Company presentation.* Land parcel on Austin Road, north side of road, adjacent to City of Saline. Plans lower density, traditional view, 2-3 units/acre, 122 acres, currently zoned agricultural. Price range, \$250,000 to \$350,000; has talked to City regarding utilities; may consider on-site water/sewer.

Discussion. It was decided to invite Don Pennington to next Planning Commission meeting.

- C. *Map Correction.* We have discovered that an area has been incorrectly shown on the General Land Use plan map. Located between Austin Road and Michigan Avenue, immediately west of the City of Saline, currently shown as agriculture, should be shaded as rural residential.

Discussion. Yes, the map is incorrect and what to do to make the correction. Feldkamp will contact County Planning for guidance

- D. *Items from the Board.*

1. Resolution passed at Board meeting. 1 mil for 2 years will be placed on the May 2, 2006 ballot for legal fees associated with Biltmore.
2. Saline Greenway Alliance. Board denied until property owners are notified of goals, etc.
3. County Road Commission will attend the next Board meeting to answer citizen questions.

4. Dan Cabage gave an update on the gravel pits. Six months have been allotted to correct documented deficiencies. Dan also discussed items to be corrected in the Austin Commons II area, i.e., water main to be looped, and 3 other minor items.

**Old Business:**

- A. Biltmore. Reports from Don Pennington should arrive soon.

**Public Comments:**

Requested that the plans presented by the developers remain for some time so that citizens may review.

Do we need to notify the Department of Environmental Quality (DEQ) regarding these two proposed developments? Both Mr. Haeussler and Mr. O'Leary indicated that they have discussed the projects with the DEQ.

Girbach moved for adjournment; Bohnett support; meeting adjourned, 8:25 p.m. The next regular meeting will be on March 15, 2006, at 7:30 p.m. at the Township hall.

Trudy Feldkamp  
Saline Township Planning Commission, Secretary