

**ROSS TOWNSHIP
PLANNING COMMISSION MEETING
JUNE 28, 2006**

1. The meeting was called to order at 7:00 PM by Vice-Chairman Bob Cox with the Pledge of Allegiance.
2. ROLL CALL OF MEMBERS:
PRESENT: Bob Cox Owen Murray
Jim Lauderdale Jeff Price Garry Lane
ABSENT: Allen Harmon Rusty Fry

Also present was Gary Webster, Associated Governmental Services.

3. AGENDA:
Motion was made by Commissioner Lauderdale, seconded by Commissioner Murray to accept the agenda as submitted. Motion passed unanimously.
4. MINUTES MAY 24, 2006:
Motion was made by Commissioner Lauderdale, seconded by Commissioner Murray to accept the minutes of May 24, 2006, as presented. Motion passed unanimously.
5. PUBLIC COMMENTS – NON-AGENDA ITEMS:
Bob Oudsema, representing Hillcrest Investment Co., asked if he could speak to the Commissioners regarding the Hillcrest OSPD. This item will be added between Items #6 & #7 on the agenda.
6. NEW BUSINESS: PRELIMINARY PLAT APPROVAL FOR STONEY CREEK #5:
Gary Webster, AGS, referred to their June 13, 2006 review. The submittal criteria has either been met or doesn't apply, so the drawing itself is administratively complete. Mr. Webster went over the review with the commissioners, (see attached review) noting the seven areas of concern.

Mr. Rich Rosenberger responded to these points. 1.) This point has to do with the construction plans, which will be completed after at tonight's approval. 2.) Regarding the land division in the unplatted areas, these will be done upon tentative approval. The unplatted descriptions will be determined by the approval of the submitted plat. 3.) Regarding the extension of the road, the temporary cul-de-sac will become permanent with an easement to the property line. 4.) This is a similar situation, but they propose not to "black top" to the property line, but an easement for the road will go to the property line. 5.) The property, lots #81 & #82, are not in a flood plain. The lowest point on the property is higher than the highest point in Stoney Creek #4. This is not an issue. 6.) The proposed walk path is connected to all the other walking trails already in existence. 7.) The fee has been paid.

Commissioner Lauderdale asked if Mr. Rosenberger had any comments on the review by Chief Chris Noteboom, Augusta-Ross Fire Department. Mr. Rosenberger stated the radius will be no smaller than the ones that were approved at Stoney Lake, also a private road.

There was some discussion on the issue of a private road by the Commissioners. Mr. Rosenberger has agreed to obtain KCRC approval for a private road in this plat. He also said that a private road would lower the traffic speed and fit into the topography of the land better. He said the private road will meet KCRC standards and will be a high quality road.

Motion was made by Commissioner Lane, seconded by Commissioner Price to recommend the plat of Stoney Creek #5 to the Township Board for Tentative Preliminary approval with the following three conditions. 1.) Making Marsh Ridge Trail a private road conditioned upon KCRC approval. 2.) Providing an out lot connecting Marsh Ridge Trail to the property to the west. 3.) Fire Dept. approval when they are able to drive out to the property. Applicant has the opportunity to bring forth the documentation that they did have a waiver for private roads being put in there. Motion passed unanimously.

6b. HILLCREST OOPEN SPACE DEVELOPMENT:

Mr. Oudsema talked about the drawings/overlays they provided to the Planning Commission showing the changes from the original approval to what they are now proposing. There was discussion on the drawings. Mr. Oudsema said it is his understanding that they will need a text amendment for the higher density they are requesting. They are requesting an additional 100 lots, an approximate 21% increase, to help recapture the additional costs they have incurred.

Mr. Oudsema said they were disappointed that they were not included on the agenda. They have not been able to complete communication with Rebecca Harvey on the proposed text amendment, and therefore did not have the language to present to the Commissioners tonight. Commissioner Cox said that Hillcrest will be on the July agenda with the proposed text amendment language.

7. REPORTS:

ZBA: None

TOWNSHIP BOARD: Commissioner Murray went over the Township Board Minutes of the June meeting.

WORKSHOPS: None

8. COMMISSION COMMENTS: None

9. ADJOURNMENT:

Motion made by Commissioner Lane to adjourn at 9:08 PM.

Respectfully submitted,

Jackie Whitney
Recording Secretary