

**WOODLAND REVIEW FOR
PLANNED REZONING OVERLAY**



Environmental Consulting & Technology, Inc.

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Ann Arbor, MI 48105
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MEMORANDUM

TO: Novi Plan Review Center

FROM: Peter F. Hill, P.E. *P.F.H.*
Associate Engineer

DATE: December 12, 2007

RE: New Basilian Fathers Residence (SP#07-59)
Conceptual/P.R.O. Comments for Woodlands
(Rezoning 18.673)

We have completed the Conceptual/P.R.O. review for Woodlands for the proposed New Basilian Fathers Residence project including the plans submitted by CDPA Architects, Inc. dated November 5, 2007. The proposed development is located at 45488 Eleven Mile Road, West of Taft Road in Section 16.

Based on our review of Novi aerial photos, Novi GIS, and the City of Novi Official Woodlands Map (attached), it appears that this site does contain Regulated Woodlands (light and medium density coverage).

As shown, there appear to be substantial impacts proposed to regulated woodlands associated with the proposed site improvements. It appears as if the proposed work (proposed buildings, proposed parking areas and access drive from Taft Road) will likely involve substantial impacts to the Regulated Woodlands located on this parcel. The plan does not currently indicate and label regulated Woodland Boundaries. In addition, the proposed Conceptual/P.R.O. Plan does not appear to be significantly different from the Pre-Application Plan that was previously reviewed by our office.

Proposed impacts to any trees within these Regulated Woodland areas will require a Woodland Permit from the City of Novi that allows for the removal of trees eight (8)-inch diameter-at-breast-height (d.b.h.) or greater. Such trees shall be relocated or replaced by the permit grantee. All replacement trees shall be two and one-half (2 ½) inches caliper or greater.

An existing tree survey has not yet been submitted. ECT recommends that we conduct a woodland field verification at the time of Preliminary Site Plan submittal in order to verify existing regulated tree locations and confirm any proposed tree replacement quantities. A tree inventory and Woodland Plan shall be provided in the Preliminary Site Plan.

Furthermore, it is recommended that the Applicant minimize impacts to existing trees to the greatest extent practicable.

A checklist is attached to help the applicant prepare for the woodland application process.

City of Novi Pre-Application Woodland Checklist		
General: All areas of proposed woodland impact and proposed tree removals need to be clearly shown on the plan and quantified.		
Yes	No	Where the proposed activity is located on a site with no trees with a d.b.h. of eight (8) inches or greater, has the applicant indicated this in his/her application, and submitted a "no tree" affidavit?
Yes	No	Does site plan include a topographical survey?
Yes	No	Does the site plan include the locations, size and species of all existing trees based upon actual field survey?
Yes	No	For all woodlands in which development is proposed, does the proposed Woodlands Plan contain a key identifying, by location, all trees eight (8) inches diameter-at-breast-height (d.b.h.) and greater, by size, common and genus name (i.e., Maple/Acer) and condition?
Yes	No	For all trees proposed to remain, has a topographic elevation at the base of the trunk been indicated?
Yes	No	Are existing general soil conditions shown on the site plan/woodland plan?
Yes	No	Has a statement been included showing how trees not proposed for removal are to be protected during land clearing, construction, and on a permanent basis, including the proposed use of protective barriers?
Yes	No	Have the locations and dimensions of all setbacks, easements and existing and proposed public and private utilities been indicated on the plan?
Yes	No	Does the plan include statements as to the proposed grade changes and proposed drainage pattern changes for the lot or parcel, including information as to changes in water levels within protected woodlands?
Yes	No	Does the plan include the number of trees to be cut which have a d.b.h. of eight (8) inches or more, plus a plan and cost estimate for their replacement? Final costs for replacement shall be determined by the city forester, or his designee, upon acceptance of the final engineering plans by the City.
Yes	No	Does the plan include information as to how all trees to be retained shall be identified at the site, whether by painting with water base paint, flagging, etc. prior to field inspection?

**FIRE REVIEW
FOR PLANNED REZONING OVERLAY**



Novi Fire Department

42975 Grand River Avenue
Novi, MI 48375

248.349.2162 fax 248.349.1724

December 5, 2007

TO: Barbara McBeth, Deputy Director
Community Development, City of Novi

RE: Basilian Fathers Residence, SP07-59, Rezoning and Conceptual/P.R.O.
Fire Department Review

Dear Ms. McBeth,

The above plan has been reviewed and it is **Recommended for Approval.**

Sincerely,

Michael W. Evans
Fire Marshal

cc: file

**APPLICANT REQUEST
FOR WAIVER OF
TRAFFIC IMPACT STUDY**

Request for a waiver of the requirements for a traffic impact study

We are requesting that the requirement for a traffic impact study for the proposed residential development on the northwest corner of Eleven Mile Road and Taft Road in the city of Novi be waived. The proposal is to construct a residence for 14 priests who will be teaching at Catholic Central High School.

The basis for the request is that the existing level of service on the adjacent streets is not expected to be significantly impacted by the proposed project. This residential project would generate approximately 14 trips that would exit this site onto Eleven Mile Road or Taft Road in the A.M. peak hour, and even fewer trips entering the site in the P.M. peak hour, since the school session ends before this peak hour.

The Traffic Impact Study Guidelines published by the City of Novi presents some examples of the land use thresholds that, if met or exceeded, warrant a traffic impact study. For residential land use these numbers (as shown in Table 1 of that document) are 100 peak hour trips or 750 daily trips. These numbers far exceed the number of trips to be generated by this proposed project.

This site currently has an access drive on 11 Mile Road, and the proposal is to add a second access drive on Taft Road, approximately 170 feet north of the intersection with Eleven Mile Road. While this is relatively close to the intersection, it is a residential driveway, not a commercial access drive, and the volume of traffic is very low.

It is my professional opinion that approval of this request will not have an impact on the level of service on either Eleven Mile Road or Taft Road. It is also my professional opinion that the addition of an access drive to Taft Road will not result in a safety issue, since the traffic volume is low.

William C. Taylor
William C. Taylor, Ph.D., P.E.

**APPLICANT'S
RESPONSE LETTER**

January 16, 2008

Stacy E. Peterson, AIA
John P. Argenta, AIA
Najim N. Saymuah, AIA

City of Novi
45175 W. Ten Mile Road
Novi, Michigan 48375-3024

Attention: Ms. Kristen Kapelanski
Planner
Planning Department

Re: Basilian Fathers Residence Planned
Re-Zoning Overlay (PRO)
Re-Zoning 18.673 SP #07-59
Basilian Fathers of Milford, Michigan
Architect's Project No. 07-140

Dear Ms. Kapelanski:

We have received your Planning Review letters for the above project and met with the Master Plan and Zoning Committee on January 9, 2008 to review the Planned Zoning Overlay and Conceptual Site Plan.

As you requested, the following is a response letter to comments in the review letters. We are also submitting thirteen (13) full-size copies and one(1) 8.5" x 11" version of the revised Conceptual Site Plan dated "Rev. 1-16-08" which incorporates information requested by your review and comments by the Master Plan and Zoning Committee.

PRO public benefits are included in the attached letter from Thomas Ryan, P.C.

A. PLAN REVIEW CENTER REPORT: PLANNING REVIEW

1. Master Plan

- a. Residential Density Map: Proposed density is 3.37 units per acre. Recommended RM-1 density is 5.4 to 10.9 units per acre.
- b. Zoning: RT zoning was originally recommended by staff. New recommendation by staff is RM-1 zoning. RM-1 zoning is acceptable.
- c. Permitted Uses: The zoning ordinance does not address a "religious residence" or "monastery" as the Michigan Building Code does. The proposed use most closely resembles the "congregate elderly living units" described and permitted in the RM-1 zoning recommended by staff.
- d. Building Height: Maximum height of buildings will not exceed the allowable height of 35 feet to the midpoint of sloped roof, and two stories.
- e. Density: Proposed density of 3.37 units per acre is less than the 5.4 units allowed in the recommended RM-1 zoning.

2. Building Setbacks

- a. Revised Conceptual Site Plan dated "Rev. 1-16-08" indicates that the north, south, east and west building setbacks are at least 75 feet and conform to RM-1 building setback requirements.
 - 1. The carport canopy over the 14 covered parking spaces is 55 feet from the west property line and 66 feet from the south property line. We request that this ordinance deviation be included in the PRO Agreement.
- b. Maximum Percent of Lot Area Covered: Less than 15%. Design of building has not been finalized but is approximately 18,000 sq. ft.

3. Parking Setbacks

- a. Parking Setbacks: Parking setbacks are at least 20 feet as required by RM-1 zoning and are shown on the Conceptual Site Plan dated "Rev. 1-16-08".
- b. Number of Parking Spaces: 14 parking spaces are required. 22 parking spaces are provided.
- c. Uncovered parking stalls are shown as 9 feet wide by 19 feet long with a 24 foot wide aisle. Covered parking stalls are shown as 10 feet wide by 20 feet long on Conceptual Site Plan dated "Rev. 1-16-08".
- d. Barrier Free Spaces: A van accessible barrier free parking space 16 feet wide by 19 feet deep has been shown on Conceptual Site Plan dated "Rev. 1-16-08".
- e. Barrier Free Sign: Barrier Free signs will be shown on Preliminary Site Plan submittal.
- f. Accessory Structures: The carport canopy over the 14 covered parking spaces is 55 feet from the west property line and 66 feet from the south property line. We request that this ordinance deviation be included in the PRO Agreement.

Other accessory structures, if any, will be shown on the Preliminary Site Plan submittal.
- g. Lighting: Photometric Plan of lighting will be included on Preliminary Site Plan submittal.
- h. Sidewalks: An 8 foot wide bike path along Taft Road frontage and a 5 foot wide sidewalk along Eleven Mile Road have been shown on Conceptual Site Plan dated "Rev. 1-16-08". As a PRO public benefit, the sidewalk and bike path have been extended to the intersection of Eleven Mile Road and Taft Road.

B. ENGINEERING REVIEW: BRIAN COBURN, PE

- 1. Utility systems and design will be addressed on the Preliminary Site Plan submittal to conform to Novi requirements.

C. PLAN REVIEW CENTER REPORT - ENGINEERING REVIEW

- 1. Preliminary location of a storm water detention basin has been shown on Conceptual Site Plan dated "Rev. 1-16-08".
- 2. Storm and sanitary sewer and water service will be addressed on Preliminary Site Plan submittal to conform to Novi requirements.
- 3. 8 foot wide bike path along Taft Road frontage and a 5 foot wide sidewalk along Eleven Mile Road have been shown on Conceptual Site Plan dated "Rev. 1-16-08". As a PRO public benefit, the sidewalk and bike path have been extended to the intersection of Eleven Mile Road and Taft Road.

D. OHM ENGINEERING REVIEW LETTER

1. Location map has been added to Conceptual Site Plan dated "Rev. 1-16-08".
2. 5 foot sidewalk has been shown along Eleven Mile Road and an 8 foot bicycle path has been shown along Taft Road and have been shown on the Conceptual site Plan dated "Rev. 1-16-08". As a PRO public benefit, the sidewalk and bicycle path have been extended to the intersection of Eleven Mile Road and Taft Road.
3. Master planned 43 foot half right-of-way for Eleven Mile Road and 60 foot half right-of-way have been shown on Conceptual Site Plan dated "Rev. 1-16-08. The difference between the master planned right-of-way and the existing right-of-way will be deeded to Novi as a PRO public benefit.
4. Uncovered parking stalls shall be 9 feet wide by 19 feet long as shown. Covered parking stalls shall be 10 feet wide by 20 feet long.
5. Barrier free parking stall has been shown on Conceptual Site Plan dated "Rev. 1-16-08".
6. ADA ramps, driveway geometry, parking calculations, dumpster location and traffic signs will be addressed on Preliminary Site Plan submittal.

E. LANDSCAPE REVIEW

1. Landscaping will be addressed at the time of Preliminary Site Plan submittal and will conform to Novi Standards.
2. We will request a waiver in the PRO Agreement for the landscaped berm installation along Eleven Mile Road and Taft Roads since the existing vegetation is healthy and intense and provides a good buffer from the roadways.

F. WOODLAND REVIEW

1. Tree survey and proposed impact to any regulated woodlands trees will be addressed at the time of Preliminary Site Plan submittal. As indicated on the Conceptual Site Plan, we will attempt to minimize impacts to existing trees to the greatest extent practicable.

If you have any questions or require further information, please call me.

Sincerely,

CDPA ARCHITECTS, INC.



John P. Argenta, A.I.A.
Principal-In-Charge

JPA/im

pc: File

LAW OFFICES
THOMAS J. RYAN, P.C.

THOMAS J. RYAN

January 16, 2008

2055 ORCHARD LAKE ROAD
SYLVAN LAKE, MICHIGAN 48320
TELEPHONE (248) 334-9933
FAX (248) 858-8508

Ms. Barbara McBeth
Deputy Director, Community Development
City of Novi
45175 West Ten Mile Road
Novi, Michigan 48375

RE: New Basilian Fathers Residence
Reason for Requesting Rezoning and PRO

Dear Ms. McBeth:

Pursuant to City of Novi Zoning Ordinance requirements, Section 3402, it is respectfully requested that the City and the Applicant will benefit if a Site Plan, along with the conditions and limitations that can be relied upon by the City, are proposed as a part of this Petition for Rezoning. The Applicant has simultaneously filed an Application for Change of Zoning with the City of Novi. The Applicant is seeking a site specific use as authorized by MCL 125.3501, et. seq., so as to accomplish, among other things, the objectives of the Zoning Ordinance through a land development project review process based upon the site planning criteria to achieve integration of the proposed land development project with the characteristic of the project area. Currently, the property in question is north and west of Eleven Mile and Taft Roads within the City of Novi. The property owners, David and Karen Kurtz are fully supportive of this rezoning effort, as indicated by their acknowledgment and signatures supporting the effort.

The purpose of the rezoning is to allow the Basilian Fathers of Michigan to rezone the property from single family use, as acknowledged by the Master Plan, to RM-1 Zoning with PRO conditions. This rezoning would accomplish the utilization of the property for a residence living area for 14 living units for the Basilian Fathers, who operate Novi Detroit Catholic Central High School with common dining, community rooms and a chapel provided for them.

As part of the PRO conditions, the Applicant is agreeing to location, size, and height of buildings, structures and improvements, as well as set backs, landscaping, buffers, design and architectural attractiveness. The Applicant is committed to the preservation of the woodlands and other open space. The Applicant is further preserving the natural resources and features to benefit the property and City as a whole.

The Applicant will commit to the additional following requirements. The Applicant will construct and continue the sanitary sewer and the sidewalk on Eleven Mile Road and Taft Road, as well as the water system to allow the City to complete a loop of its system. The applicant will dedicate an additional right of way on Taft Road and Eleven Mile Road for purposes of the City of Novi's future right of way usage. On Eleven Mile Road, the Applicant will dedicate an additional ten (10) feet to preserve the future forty-three (43) foot one-half right of way on Eleven Mile Road. On Taft Road, the Applicant will further dedicate twenty-seven (27) feet to preserve the one-half right of way of sixty (60) feet on Taft Road.

Applicant respectfully requests the approval of the RM-1 zoning with the PRO overlay

Respectfully submitted,

THOMAS J. RYAN, P.C.

Thomas J. Ryan

TJR/ro

**MASTER PLAN AND ZONING COMMITTEE
MINUTES - EXCERPT JANUARY 9, 2008
(DISCUSSION OF PROPOSED REZONING)**



DRAFT

MASTER PLAN AND ZONING COMMITTEE

CITY OF NOVI PLANNING COMMISSION

Regular Meeting

Wednesday, January 9, 2008 | 7 PM

Novi Police Department | 45125 W. Ten Mile
(248) 347-0475

ROLL CALL

Present: Members Victor Cassis, Michael Lynch, Michael Meyer, Wayne Wrobel

Absent: John Avdoulos (excused)

Staff Support: Barbara McBeth, Deputy Director of Community Development; Mark Spencer, Planner

APPROVAL OF AGENDA

Moved by Member Lynch, seconded by Member Wrobel:

VOICE VOTE ON AGENDA APPROVAL MOTION MADE BY MEMBER LYNCH AND SECONDED BY MEMBER WROBEL:

Motion to approve the Agenda of January 9, 2008. Motion carried 4-0.

AUDIENCE PARTICIPATION

No one from the audience wished to speak.

MATTERS FOR DISCUSSION

1. Basilian Fathers, Rezoning 18.673, SP07-59 PRO

Review of the request to rezone 4.15 acre parcel on the northwest corner of Eleven Mile and Taft Road, Section 16, from R-1 to R-T with a Planned Rezoning Overlay.

Planner Mark Spencer discussed the abbreviated Planning Review. The plan includes an 18,000 square-foot residence with 14 living units, a chapel, offices, community room and two miscellaneous rooms. The current zoning allows 1.7 units per acre. The request is for approximately 3.37 units per acre. This is a use not specifically called out in the Ordinance. It is not a single-family use, and it is not senior housing. It is a group-type home facility. It is residential and can be done with a PRO with siteplan-specific measures.

The plan is deficient in certain areas. The plan submitted to begin this process is only a concept plan which, by definition, is limited in its detail. The side- and front-yard setbacks must be 75 feet. The plan's front yard and exterior side yard are deficient by five feet and 25 feet, respectively, and when actually measured against the proposed road widths in the Thoroughfare Plan, the deficiencies will be about ten feet greater. The Project Manager, Planner Kristen Kapelanski, noted that the parking lot setbacks are met. The Master Plan density calls for 1.65 density; the density requested is slightly more than the R-4 density of 3.3.

Deputy Director of Community Development Barbara McBeth stated that Staff also considered whether RM-1 should be considered (low density Multiple Family Residential). RM-1 would allow a building of two stories (up to 35 feet), and the setbacks are fairly consistent with the R-T, but the use is more of a Multiple Family Residential style.

Barrier free parking spaces should be added to the plan. A lighting plan must be submitted with the Preliminary Site Plan. Sidewalks and dimensions are missing from the plan. The Applicant provided a Community Benefit statement in a cover letter, and all the variances he will need to ask for must also be listed. There are regulated woodlands onsite. The Applicant will save some of the woodlands but he has not offered to place them in a conservation easement. It does not appear that there are wetlands on the site.

The benefits identified by the Applicant include preservation of natural resources, limitation of site uses for a priests' residence, construction and continuation of the sanitary sewer line along Eleven Mile, Eleven Mile and Taft Road sidewalks, the provision of continuing education of Catholic Central's young men, and community use of spiritual and counseling services of the Basilian Order.

The surroundings of the site include the school and bus garage to the south, duplexes to the west, a vacant parcel to the east, a church caddy-corner, a house to the north and a temple is being proposed two properties to the north. There are also several single family homes in the area. There are some interesting land uses in the area that aren't strictly residential.

John Argenta from CDP Architects addressed the Committee. The priests are currently living in Livonia, near the old Catholic Central. They wish to live closer to where they work. There will be mostly active teaching priests, though it may also house some retired priests. They are basically one-bedroom apartments with a living room, kitchenette, bedroom and a bathroom in about 700 square feet. There would be a congregate community room, dining room, kitchen area and chapel. There is no chef on the weekends. The building code has a category for monasteries and convents, though it is not listed in the City's Zoning Ordinance. The City first told him that an Unlisted Use Determination would be required. RM-1 does allow for congregate and communal buildings. The original application was turned in with an RM-1 request, and Staff asked them to consider R-T. So when the rezoning application was filed, it was for R-T. They do not have a problem with asking for RM-1, and he prepared a revised site plan.

Mr. Argenta said that the new design is two-story and this reduces the footprint considerably. It will be designed within the 35-foot height maximum. If the parking was placed underneath the building might get too tall, but they will look at the possibility in order to save more trees.

There will be eight feet of dense woodland in the front of the building, and dense woodlands throughout the site. The building will not be readily seen. The new design allows for two eighty-foot and two ninety-foot setbacks. The density is 3.86.

Ms. McBeth said the Master Plan recommends Single Family Residential. It recommends 1.65 density. The request does not meet either stipulation. The R-T is a Single Family Residential district. The use is more Multiple Family Residential in nature. RM-1 is more appropriate, use-wise.

Chair Cassis thought that the R-T, if the plan revision reduces the need for setbacks should be considered so that the request continues to fall within the Single Family Residential category on the Master Plan. The priests have the first right of refusal for the house next door.

A previous R-1 request was presented by developer Mike Fellows, though it was never followed through. The plans for that request were shared with this Applicant, so this Applicant was able to better understand the wetlands and woodlands in this area.

Member Lynch noted that the true density of the site is limited to single men and no families. Technically, the impact to the infrastructure is far less than the density suggests. He liked the two-story design for the site. More trees can be saved and the view will be blocked. The footprint will be on a lower grade.

Ms. McBeth explained that R-T allows Single Family Residential – two attached units and shared elderly housing (maximum of four unrelated people). The City Attorney states that this PRO proposal can be a *deviation* from the Ordinance but not a true use variance. The RM-1 more accurately allows for the use.

Member Wrobel confirmed that the Basilian Fathers want the adjacent home and they would use the land for a buffer zone. Mr. Argenta noted that the Fire Marshal requested another drive. Member Wrobel asked whether the Applicant would consider a conservation easement. Mr. Argenta thought that was something that could be looked at in light of all the trees that will be saved.

Member Wrobel thought the parking seemed deficient. Mr. Argenta said he could add a few more spaces. A kitchen entrance might be added to the plan.

The water system should be looped, and the issue will be looked at on the Preliminary Site Plan submittal. The engineer thought the water should be extended along both streets, and the sewer should come from Andes in the north. That is a different sewer district than the sewer near the school. The water is also available by the school. Member Wrobel suggested that the right-of-way be dedicated.

Member Wrobel thought underneath parking would save trees and he had no problem with the suggestion.

Member Meyer thought the Applicant was trying to accommodate the setbacks. He cited the Woodward and Sixteen Mile priests' residence that is very buffered by natural features. The underneath parking could indeed save trees. He understood that RM-1 is the better choice, and he thought that perhaps the City could, in the future, address the language in the Ordinance regarding what residential zones are acceptable for this type of use. Mr. Argenta commented that this is now an issue in other communities too, and may have been brought to light now that the Building Code includes monasteries and convents in their schedules.

Mr. Argenta thought most of the deficiencies listed will be addressed at the time of Preliminary Site Plan submittal, and he didn't see a problem with any of the issues.

Member Lynch thought the underneath parking could be aesthetically pleasing and would save trees. He just didn't want the building height to be too high. Mr. Argenta thought that the building height might have to go to 38 feet with underneath parking. He noted that R-T allows for 2.5 stories. He would further review the possibilities.

Mr. Spencer wondered whether the Planning Commission might wish to see elevations for a two-story with underground parking concept. The plan hasn't been truly reviewed yet. This process would go smoother if these things were reviewed at the concept level. Mr. Lynch would support a small height variance in order to accommodate this design. Mr. Spencer noted it would also increase the west-side buffer.

The design will be a pitched roof with shingles, and very residential in nature. The chapel would be similar, one story and it would be very traditional. It would fit into the same lines as the other building.

Chair Cassis would prefer to keep the request within a housing category. He would accept RM-1 because of the attorney's comments. The PRO provides a cover to keep surrounding properties from seeking higher density. He confirmed that the Applicant would work with the Staff regarding a conservation easement. He said that the underneath parking would be acceptable. He didn't think that the height variance should be more than a couple of feet. Taft Road should not take on a commercial feel.

Member Lynch reiterated the Applicant should consider a right-of-way dedication.

Member Meyer also noted that the homeowner closest to the property is the owner of the subject property, so they are fully aware of the concept.

The project will go before the Planning Commission on January 23, 2008. Ms. McBeth said that the Staff and Applicant will continue discussions regarding the limitation of future uses on the property, since there could be a change say, forty years down the road. She said the nearby temple proposal will include a cultural center and the architecture will be interesting.

Mr. Spencer asked the Master Plan and Zoning Committee if they had any specific recommendations they would like to make. Will the Applicant agree to the R-T height designation? The Applicant said they would know more about their design in the following week. Member Meyer recommended that the height of the existing trees be respected in their design efforts, and that the Committee has somewhat agreed that a three or four foot variance might be acceptable if more trees are saved.

Does the Committee want to have the Applicant agree to certain building materials? The Applicant was reminded to look at the Façade Ordinance.

Mr. Spencer encouraged the Applicant to list all the necessary variances in their PRO in order to better facilitate the approval process.

Mr. Spencer said that because of the nature of the use, the Applicant might wish to consider offering a limitation on the number of residents. Then, the Planning Commission can use that to justify the rezoning of the site to RM-1. As stated earlier, the actual residential population emulates Single Family Residential.

Mr. Spencer noted that the Engineering Review reminds the Applicant that a Stormwater Management Plan must accompany the design of the site, and if a conservation easement is going to be offered it should be in the PRO document.

The Applicant stated that some of the property is just heavily brushed and if it was cleared a bit there would be room for the woodland replacements.

MEETING SCHEDULE

The Committee will meet January 24, 2008. The Committee will need to meet regarding the Master Plan review prior to the first Planning Commission meeting in February as well.

Member Meyer asked about the Ordinance language, and Ms. McBeth responded that it could be looked at for inclusion of these kinds of uses – monasteries, convents, group homes, communes, etc. Mr. Spencer said that the population of these uses could be incorporated into the language.

ADJOURN

Moved by Member Lynch:

Motion to adjourn.

The meeting adjourned at or about 7:30 PM.

Transcribed by Jane L. Schimpf, January 22, 2008
Date Approved: