



Action Summary

Planning Commission

Tuesday, October 3, 2017

6:00 PM

Council Chambers

1. CALL TO ORDER

2. ROLL CALL

- Present** 4 - Chairperson Daran Wastchak
Commissioner James Anton
Commissioner Dolf Strom
Commissioner Jonathan Wainwright
- Absent** 3 - Commissioner Thomas G. Campbell
Commissioner Charles Covington
Commissioner Richard K. Mahrle

3. EXECUTIVE SESSION

4. STUDY SESSION ITEMS

5. PUBLIC HEARINGS

- A.** [17-315](#) Consideration of Ordinance No. 2016-13
A Text Amendment to amend Article II, Definitions, and Article IX, Cluster
Plan District, of the Town's Zoning Ordinance
(MI-16-03, The Villas at Cheney Estates - Town Triangle)

A motion was made by Commissioner Wainwright, seconded by Commissioner Strom, to forward to the Town Council approval of Ordinance No. 2016-13 to amend Article II, Definitions, and Article IX, Cluster Plan District, of the Town's Zoning Ordinance, to allow for modifications to the cluster plan provisions for the proposed development located at the northwest corner of the Northern Avenue alignment and Scottsdale Road. The motion carried by the following vote:

- Aye:** 4 - Chairperson Wastchak, Commissioner Anton, Commissioner Strom and
Commissioner Wainwright
- Absent:** 3 - Commissioner Campbell, Commissioner Covington and Commissioner Mahrle

- B.** [17-316](#) Consideration of Ordinance No. 2016-14
A rezoning request from R-43 and SUP to R-43 Cluster Plan located at the
northwest corner of the Northern Avenue alignment and Scottsdale Road
(MI-16-04, The Villas at Cheney Estates - Town Triangle)

A motion was made by Commissioner Strom, seconded by Commissioner Anton, to forward to the Town Council approval of Ordinance No. 2016-14 changing the zoning district from R-43 and SUP to R-43 Cluster Plan with the conditions and effective date as described in said ordinance. The motion carried by the following vote:

Aye: 4 - Chairperson Wastchak, Commissioner Anton, Commissioner Strom and Commissioner Wainwright

Absent: 3 - Commissioner Campbell, Commissioner Covington and Commissioner Mahrle

6. ACTION ITEMS

A. [17-317](#)

Consideration of a Preliminary Plat on a 9.6-acre property located at the northwest corner of the Northern Avenue alignment and Scottsdale Road (PP-16-03, The Villas at Cheney Estates - Town Triangle)

A motion was made by Commissioner Anton, seconded by Commissioner Strom, to forward to the Town Council approval of the preliminary plat for the proposed development located at the northwest corner of the Northern Avenue alignment and Scottsdale Road, subject to the following conditions:

1. The final plat for "The Villas at Cheney Estates" shall be in substantial compliance with the Preliminary Plat, Sheets 1□3, prepared by CVL Consultants, dated August 31, 2017.
2. Prior to the final plat of this Property being approved by the Town Council, the appropriate documentation shall be provided to the Town regarding "The Villas at Cheney Estates" subdivision having a 100-year assured water supply.
3. A final subdivision wall and landscape plan shall be approved with the final plat for "The Villas at Cheney Estates." This plan shall exclude the areas approved under the Special Use Permit of Ordinance 2016-15 (SUP-16-03) related to the private roadway gates, walls, and other improvements/landscaping depicted on such plan.
4. Prior to recordation of the final plat for said subdivision, the applicant shall provide to the Town Attorney a copy of the CC&R's or other documents for review.
5. Within 60 days of approval of the final plat, the applicant shall submit to the Town mylars of the approved plans and an electronic version of these plans in a pdf format for the Town's permanent record.

The motion carried by the following vote:

Aye: 4 - Chairperson Wastchak, Commissioner Anton, Commissioner Strom and Commissioner Wainwright

Absent: 3 - Commissioner Campbell, Commissioner Covington and Commissioner Mahrle

B. [17-318](#)

Consideration of a Conditional Use Permit for a private roadway on a 9.6-acre property located at the northwest corner of the Northern Avenue alignment and Scottsdale Road (CUP-16-02, The Villas at Cheney Estates - Town Triangle)

A motion was made by Commissioner Wainwright, seconded by Commissioner Anton, based upon compliance to the four findings of Section 1103.4 of the Town Zoning Ordinance, to approve CUP-16-02, a Conditional Use Permit for a private roadway at "The Villas at Cheney Estates", subject to the following conditions:

1. This private roadway Conditional Use Permit (CUP) shall apply to the property as described in the legal description prepared by Eric G. Coffey dated September 11, 2017. (the "Property").
2. This CUP shall be in substantial compliance with the roadway cross-sections as shown on the Preliminary Plat prepared by CVL Consultants, dated August 31, 2017, which are in general conformance with the Typical Local Cross-Section, Option B, of the Town's General Plan.
3. The owner of the Property shall provide the Town a grant of access easement over the private roadway and a private roadway maintenance agreement pursuant to Ordinance Number 2016-15, allowing for private roadway gates of SUP-16-03.

The motion carried by the following vote:

Aye: 4 - Chairperson Wastchak, Commissioner Anton, Commissioner Strom and Commissioner Wainwright

Absent: 3 - Commissioner Campbell, Commissioner Covington and Commissioner Mahrle

PUBLIC HEARINGS (CONTINUED)

A. [17-319](#)

Consideration of Ordinance No. 2016-15

A Special Use Permit (SUP) for private roadway gates for a proposed subdivision located at the northwest corner of the Northern Avenue alignment and Scottsdale Road
(SUP-16-03, The Villas at Cheney Estates - Town Triangle)

A motion was made by Commissioner Wainwright, seconded by Commissioner Anton, to forward to the Town Council approval of Ordinance No. 2016-15 of the Special Use Permit (SUP) for private roadway gates at the proposed subdivision of "The Villas at Cheney Estates," with the conditions and effective date as described in said ordinance. The motion carried by the following vote:

Aye: 4 - Chairperson Wastchak, Commissioner Anton, Commissioner Strom and Commissioner Wainwright

Absent: 3 - Commissioner Campbell, Commissioner Covington and Commissioner Mahrle

ACTION ITEMS (CONTINUED)

A. [17-320](#)

Consideration of two proposed subdivision wall signs
(MI-17-03, The Villas at Cheney Estates - Town Triangle)

A motion was made by Commissioner Strom, seconded by Commissioner Wainwright, based upon compliance to the Town's sign criteria, to forward to the Town Council approval of MI-17-03, for two subdivision wall signs at "The Villas at Cheney Estates," subject to the following conditions:

1. Subdivision signage and sign lighting for the Property of "The Villas at Cheney Estates" shall be in substantial compliance with the Wall and Gate Plan prepared by Cullum Homes.

2. Sign lighting shall not exceed two fixtures per sign, each fixture shall not exceed a lumen count of 1,080 lumens, and the illumination shall not exceed 0.75 foot-candles at the property line.

The motion carried by the following vote:

Aye: 4 - Chairperson Wastchak, Commissioner Anton, Commissioner Strom and Commissioner Wainwright

Absent: 3 - Commissioner Campbell, Commissioner Covington and Commissioner Mahrle

7. CONSENT AGENDA

A. [17-326](#) Approval of September 19, 2017 Planning Commission Minutes

A motion was made by Commissioner Anton, seconded by Commissioner Strom, to approve the September 19, 2017 minutes. The motion carried by the following vote:

Aye: 4 - Chairperson Wastchak, Commissioner Anton, Commissioner Strom and Commissioner Wainwright

Absent: 3 - Commissioner Campbell, Commissioner Covington and Commissioner Mahrle

8. STAFF REPORTS

9. PUBLIC BODY REPORTS

10. FUTURE AGENDA ITEMS

11. ADJOURNMENT

A motion was made by Commissioner Strom at 7:10 p.m., seconded by Commissioner Wainwright, to adjourn the meeting. The motion carried by the following vote:

Aye: 4 - Chairperson Wastchak, Commissioner Anton, Commissioner Strom and Commissioner Wainwright

Absent: 3 - Commissioner Campbell, Commissioner Covington and Commissioner Mahrle