

LEROY TOWNSHIP
8156 4 Mile Road
East Leroy, Michigan 49051

PLANNING COMMISSION MEETING MINUTES
April 14, 2021

CALL TO ORDER-

The meeting was called to order by Chairperson Pete VanVranken at 6:00pm

ROLL CALL-

Members present: Pete VanVranken, Bobbi Suchan, Phil Qualls, Mark Christoff, Travis Arbogast, Doug Chapman and Kevin Smith. Others present: Township Supervisor Laveta Hardish acting as Planning Commission Secretary and 8 guests.

APPROVAL OF MEETING MINUTES:

A motion was made by Travis Arbogast to approve the January 13, 2021, meeting minutes as presented, supported by Kevin Smith. Motion carried with unanimous approval.

SITE PLAN REVIEW OF PROPOSED PHASE 2 OF QUAIL RUN CONDO DEVELOPMENT: Chairman VanVranken gave a brief history of the Quail Run Condo Development that was started in 2004. He then asked Developer David Allabaugh to make a presentation regarding the final Phase 2 of this development. Allabaugh introduced his Attorney, Jim Reed; and President of CEI (engineering company), Randy Ramsey. Ramsey has been involved with the development since the start. Mr. Allabaugh gave a good overview starting with the first three years when the condos sold quickly until the recession hit. After the recession, new by-laws had to be drafted and adopted which was an extremely long process. Originally the local Calhoun County Health Department had required 1 well for every 6 units. The DEQ stepped in and mandated a new plan: 1 well for every unit. During a routine water test, arsenic was detected in the water. 10 parts arsenic per billion is legal limit. Test showed 15 parts. All wells now have a filtration system which results in .005 parts per billion. Wells are tested twice a year by an independent lab. Unfortunately, a lot of time was lost because of the lack of communication between the local health department and the DEQ. Currently, low interest rates are driving increased home sales and realtors estimate this will continue for another 3 years. Even with the cost of lumber that is about \$50,000 of the average \$280,000 price for the condos, people continue to purchase due to the fear of inflation and rising interest rates. As lumber costs come down, interest will go up but the interest over 30 years is more than the increase in lumber prices. Currently, there is an adequate supply of lumber of PVC.

BOARD MEMBER QUESTIONS/COMMENTS:

Supervisor Hardish mentioned that the public notice that was mailed to residents stated 19 new units are planned in Phase 2, but that number should have been 17 units or 34 households.

Planning Commission members Qualls and Smith asked questions regarding the water wells and all questions were satisfactorily answered.

PUBLIC QUESTIONS/COMMENTS:

A current 15 year resident of Quail Run is happy to see project continue to completion as it will provide local tax revenue and additional funds to HOA. Four township residents spoke about their concerns about the new entrance/exit from the development that will be located on 3 ½ Mile Road. Speed on that road seems to be an issue with cars traveling very fast. There is currently a deer crossing where the drive will be located and all the wildlife will be displaced. Residents will have to put up with 2-3 years of construction noise. It was explained that this development has been planned and has been on file since 2004 with the township office. The drive onto 3 ½ Mile was engineered exactly where the Calhoun County Road Department wanted it. Speed limits are not regulated by the township but by the State Police and CCRD. Randy Ramsey, CEI President, explained that the roadway exiting on 3 ½ Mile Road has to exist per CCRD giving emergency responders a route through the 3 ½ Mile Road/Division Drive intersection if it were to be blocked by an accident. It was mentioned that the developer does not want to remove any more trees than necessary and that there will a berm along 3 ½ Mile Road offering a greenspace buffer. Several members of the Planning Commission commended Developer Dave Allabaugh for his past performance and follow through in his projects.

NEW BUSINESS:

Kevin Smith offered the following motion: I move that the proposed Site Plan for Phase 2 of the Quail Run Condominium Development be approved, as provided under Article XVII, Sec. 38-527 of the Leroy Township Zoning Ordinance, with the following special conditions (these conditions must be met prior to the issuance of any building permits associated with Phase 2):

1. A signed Road Completion Agreement for Phase 2 as prepared by the Township Attorney, John Macfarlane.
2. Presentation to the Township Supervisor all referenced conditions/documents within the Road Completion Agreement for Phase 2.

Seconded by Phil Qualls.

ROLL CALL VOTE:

Chairperson VanVranken- YES

Vice Chair Arbogast- YES

Member Mark Christoff- YES

Member Phil Qualls- YES

Member Kevin Smith- YES

Member Bobbi Suchan- YES

Member Doug Chapman- YES

Motion carried.

BOARD MEMBER QUESTIONS/COMMENT-

There were no specific questions or comments.

ADJOURNMENT:

The meeting was adjourned at 7:32 p.m.

Respectfully submitted,

Laveta Hardish, Supervisor and Acting Secretary