

**CITY OF ROCKFORD  
PLANNING COMMISSION MINUTES  
JUNE 25, 2015**

A regular meeting of the Rockford Planning Commission was held Thursday, June 25, 2015, at 7:00 p.m., in the Council Chambers of City Hall, 7 South Monroe Street, Rockford, Michigan, 49341.

- I. **Meeting called to order.** The meeting of the Rockford Planning Commission was called to order by Chairman Jim Scales at approximately 7:00 p.m.
- II. **Roll Call.** Chairman Jim Scales, Vice Chair Tom Sturr, and Commissioners Jon Miner, Dave Rasmussen, Tom Mester, Cliff Hill, Jeff Lipe and Tammy Bergstrom.
- III. **Approval of the Minutes.** On a motion by Commissioner Mester, with support by Commissioner Rasmussen, and carried by all, the May 28, 2015 meeting minutes were approved with one amendment.

IV. **Approval of the Agenda.** The Agenda was approved as submitted.

V. **Public Comments**

There were no public comments.

VI. **Public Hearing**

- A. **To hold a Public Hearing on the proposed Tentative Preliminary Map for Heritage Park IV.**
- B. **To hold a Public Hearing on the proposed Tentative Preliminary Map for Rockford Highlands VI.**

Chairman Scales explained that both Public Hearings will be held simultaneously since both developments will connect through the proposed phases.

City Manager Young provided a history of the two (2) PUD's. City Manager Young explained that a portion of the land was annexed from Algoma Township in which the City pays Algoma two (2) mills for fifty years. Due to the low water pressure in the area, the developer is paying for the water tank through a special assessment that is tied to each lot. City Manager Young then read a portion of the Master Plan regarding the linking of 10 and 11 Mile Roads and explained how the linkage had been planned long ago. City Manager Young also explained how the connection also works well for Public Safety. There are 56 lots proposed for Rockford Highlands and 37 lots proposed for Heritage Park. City Manager Young stated that the phases are in compliance with the PUD plans

and we are approving the street and lot orientation. The next step is to complete the engineering and if after this is completed, if anything has changed to the Tentative Preliminary Map, such as the number of lots being reduced, we then review the Final Preliminary Development Map for approval.

City Manager Young requested the Planning Commission add the following language to the Rockford Highlands Resolution:

A dedicated easement and walkway will be provided off Glenbrook to the Blakeslee Creek Park Property.

City Manager Young further stated that both plats are in conformance with the Development Plan, Master Plan, Subdivision Ordinance and Utility Plan.

The joint Public Hearing opened at 7:15 p.m.

Craig Ladyman of 574 Park Place Drive stated he has concerns over the homeowners association and how each resident pays \$490 a year, which equates to about \$50,000 and there are no homeowners on the Board. He is hoping the City can help the homeowners with this situation.

City Manager Young stated that the City takes care of the repair and replacement of the paths but not the plowing and also stated that he will make contact with the homeowners association.

Lindsay Grinwis of 194 Hawthorne Court would like the City to work on slowing down the cars on Highlander since it will be turned into a main artery.

City Manager Young stated he and Chief Jones would develop a traffic calming plan.

Mary Flynn of 345 Glenwoods Court questioned how much greenspace there is behind the houses located on her street. City Manager Young explained by showing them the site plan layout.

Dan Smith of 172 High Tower questioned if all of the trees in his area will be removed? City Manager Young showed the detailed map of his area.

Doctor Baldrige asked if there will be any green space next to the development currently going in by Wolven, which borders Heritage Park?

City Manager Young explained the conservation easement on the backside of the lots that has to be maintained and the DEQ reviews the easement after this step is approved.

Steve Bargwell of 265 Glencarin asked if the trail would be improved.

City Manager Young stated the trail would remain natural.

Steve Boyer of 587 Park Place Drive stated that during the last phase of construction, the contractors would start the machinery at 6 a.m., to let them warm up.

City Manager Young stated he will remind the contractor of the start time and also asked the residents to call the police if this happens again.

Fred Ehrlick of 190 High Tower would like a park near his area of the development. Mr. Ehrlick also asked about the stairs that go to nowhere.

City Manager Young explained about the public park that is located north of the Highlands and how to access the park through the trail system. City Manager Young also stated that the stairs go to the proposed natural park that will be developed through this phase of the development.

The Public Hearing was closed at 7:55 p.m.

## **VII. Old Business**

### **A. Consideration of Resolution 15-1 approving the Tentative Preliminary Map for Heritage Park IV.**

### **B. Consideration of Resolution 15-2 approving the Tentative Preliminary Map for Rockford Highlands VI.**

Commissioner Mester stated that the connection of the two developments was set years ago and we consider the connection a very important part of the project.

Chairman Scales asked if the developers put in the street lights.

City Manager Young stated both developments will get the lights.

Commissioner Rasmussen stated that the development gave up lots for the water tower and the conservation easements.

Commissioner Lipe questioned where the runoff will go.

City Manager Young stated that most everything will run into the storm system and both developments have a detention pond.

Commissioner Rasmussen asked if the developments allow parking on both sides of the street and City Manager Young stated that they do allow for this.

Commissioner Rasmussen stated that allowing parking on both side will make traveling on the roads slower.

Commissioner Hill stated that there are developments in the City that do not have a park, including where he lives.

On a motion by Commissioner Mester, with support by Commissioner Rasmussen, and carried by all, the Tentative Preliminary Map for Heritage Park IV was approved. Roll Call Vote – Ayes-8; Nays – 0.

On a motion by Commissioner Lipe, with support by Commissioner Rasmussen, and carried by all, the Tentative Preliminary Map for Rockford Highlands VI was approved with the following language added to the Resolution:

A dedicated easement and walkway will be provided off Glenbrook to the Blakeslee Creek Park Property.

Roll Call Vote – Ayes – 8; Nays – 0.

## **VIII. New Business**

**A. To discuss proposed amendments to the City's Planned Unit Development Process.** Chairman Scales presented to the Commission the proposed amendments that he recommends the Planning Commission consider to amend the current PUD Ordinance to better comply with State law. On a motion by Commissioner Rasmussen, with support by Commissioner Hill, and carried by all, the Commission approved setting a Public Hearing on the proposed amendments for July 23, 2015.

**IX. Findings of Fact.** There were no Findings of Fact.

**X. City Manager's Report.** City Manager Young updated the Commission with respect to the River Street project.

**XI. Miscellaneous Items.** There were no Miscellaneous Items.

**XII. Adjournment.** The meeting adjourned at 8:30 p.m.