

**CITY OF ROCKFORD
PLANNING COMMISSION MEETING
MARCH 26, 2015**

A regular meeting of the Rockford Planning Commission was held Thursday, March 26, 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 Tammy Bergstrom, Cliff Hill, Dave Rasmussen and Jon Miner. Absent and excused: Commissioner Tom Mester and Jeff Lipe.
- III. **Approval of the Minutes.** On a motion by Commissioner Miner, with support by Commissioner Rasmussen, and carried by all, the January 22, 2015 meeting minutes were approved.
- IV. **Approval of the Agenda.** The agenda was approved as submitted.
- V. **Public Comments.** There were no Public Comments.
- VI. **Public Hearing**
 - A. **To conduct a Public Hearing on the Final Development Plan for Tamarack Run.** City Manager Young provided a brief summary of the second phase of the project including the Planning Commission considering the Final Development Plan to make sure it is in compliance with the Code. City Manager Young also reviewed the proposed resolution as well as the park land, which is contaminated and consisting of 212 feet by 100 feet that will be removed from the Master Plan.

Marcel Burgler of Prime Development stated that he tried to respond to all of the requests and made some changes to the site plan by adding one more ranch unit and one less flat unit, they spaced the buildings apart more and increased the parking spaces by fifteen (15). The units also increased in size with the ranches being 1,888 S.F., the townhomes 1,357 S.F., and the flats 900 S.F. to 1,018 S.F. Mr. Burgler also stated that snow storage will be placed in the green areas and that he has a list of thirty (30) people interested in purchasing.

The Public Hearing opened at 7:14 p.m.

Mr. Robert Stegmeier, who lives in the Rockford area discussed water runoff.

Donna Anderson of 205 N Monroe Street stated the development impacts her because she lives across from the drive and she is also concerned about sewer backups.

Caleb Sower of 249 N Monroe Street stated that he is not in favor of the City selling park property.

Mike McIntosh of 138 N Monroe Street does not believe the proposed development is a good plan for this location.

Linda Southwick of 170 E Division and also President of the Rockford Chamber of Commerce stated the development will enhance our City and that they receive five (5) to six (6) calls a day at the Chamber regarding people interested in moving into our City.

Jeff Lewis of 291 N Main Street and President of the Chamber, stated that Rockford has always been a City continually in transition and this project will enhance our City.

Jack McClennan of 217 N Monroe Street questioned the developer as to what the prices are of the units now that their sizes have increased?

Loren Murray of 165 Hawthorne Ct stated he is not in favor of the development.

Ken Phillips of 258 N Monroe Street stated the development is dense and does not want it.

Kristine Sower of 249 N Monroe Street discussed the removal of the parkland and does not want this to happen.

Susan Barnes stated the people of the neighborhood should make the decision on this development.

Luanne Barr of 251 Elizabeth stated she is a realtor and discussed the price of the condos.

Nancy Jablonski of 149 Maple stated she is concerned with traffic.

Erin Burke of 335 Norwood stated she does not want the project.

Steve Stapleton of Miller Canfield stated he represents several of the neighbors on Monroe Street and said it is premature for the Commission

to approve the plan tonight because there are many blanks left to be filled on the Development Plan and that the City should not take the park property out of the Master Plan.

Troy Winters of 201 N Monroe Street stated he is concerned about traffic and sewer.

Dale Hogue of 315 Donald stated he does not want the development.

Ben Carew of 325 Donald stated the development does not meet the character of the community.

The Public Hearing closed at 7:56 p.m.

VII. Old Business

A. Consideration of Resolution 15-1 approving the Final Development Plan for Tamarack Run and recommending approval of the Planned Unit Development Agreement by the Rockford City Council.

Mark Miller of Nederveld discussed the snow impact and where the snow will be placed.

Marcel Burgler stated they have not reviewed the revised price increase.

City Manager Young discussed the removal of the park property from the Master Plan, which included that this property has never been enjoyed by the public; it is contaminated and landlocked.

Commissioner Hill stated that having previously lived in a condominium development, the snow goes where everyone's snow goes- it gets pushed to the side of the street and is plowed onto front yards and green space. When there is too much snow, it is hauled away.

Chairman Scales asked City Manager Young if there were any special conditions placed by Council. City Manager Young stated that Council did not want an entrance sign placed on Monroe Street and this will be added to the Development Plan.

Commissioner Rasmussen discussed the character of the neighborhood and the improvements this project will bring to the neighborhood and City.

Commissioner Bergstrom stated that the density of the project is too much for her and is also opposed to the City selling park property.

City Manager Young stated that besides the Police Chief conducting the traffic study, the City hired Pete Lamorie of Progressive A/E. Mr. Lamorie is a leading expert with traffic study's and ran the study the Chief did through many models. A Traffic Study is rated A through F and this Study is a B; during peak time at full build-out, you can expect one (1) more additional car every two (2) minutes.

City Manager Young also explained the blanks that are not filled in on the plan, which includes the date of the Plan and the dates of the phases. The rest of the blanks are all documents that have been reviewed and seen by the public, therefore, there is nothing lacking. City Manager Young also stated that the Plan does not allow for the next phase to be built until the phase before the phase before it is 50% completed.

Mr. Burgler stated that there are going to be three (3) phases but with the demand, it will happen sooner.

Commissioner Sturr asked if he or someone could work with the developer to improve the façade of the ranch by Monroe Street. It was determined that Commissioner Sturr and the developer will work on this project.

Commissioner Miner stated he is happy to see that the contamination will be cleaned up, he is happy with the traffic study and the character of the community fitting in is great. He stated he is concerned with the runoff and would like to see the developer catch more than 96% of the runoff.

City Manager Young stated that the location and circumference are there but the depth and engineering has not been completed

On a motion by Commissioner Rasmussen, with support by Commissioner Hill, and carried, the Commission approved Resolution 15-1 granting approval of the Final Development Plan and recommending to Council approval of the Planned Unit Development Agreement for the Tamarack Run Condominiums and the rezoning from R-2 to PUD. Roll Call Vote: Ayes – 5; Nays – 1 (Bergstrom).

VIII. New Business

- A. Consideration of submitting a Master Plan Amendment to the Rockford City Council for distribution.** Discussion took place regarding recommending to Council to remove the parcel of property that is landlocked and contaminated from Memorial Park. It was agreed by the Commission that this removal of parkland should take place. On a motion by Commissioner Miner, with support by Commissioner Rasmussen, and carried, the Commission agreed to submit a Master Plan Amendment to Council for distribution. Roll Call Vote: Ayes – 5; Nays – 1 (Bergstrom).

- IX. Findings of Fact.** There were no Findings of Fact.
- X. City Manager's Report.** There was no City Manager's Report.
- XI. Miscellaneous Items.** There were no Miscellaneous Items.
- XII. Adjournment.** The meeting adjourned at 8:40 p.m.