1. **CALL TO ORDER**
   Vice Chair Van Leeuwen-Vega called the meeting to order at 6:00 p.m.

2. **ROLL CALL**
   Present: Drooger, Garrison, Johnson, VanderMeulen, and Van Leeuwen-Vega
   Absent: VanStrate

3. **APPROVAL OF THE AGENDA**
   Motion by Johnson, second from VanderMeulen, to approve the agenda as presented. All in favor, motion carried.

   Yes: 5  No: 0

4. **APPROVAL OF THE MINUTES** – July 26, 2022, Meeting
   Motion by Drooger, second from Johnson, to approve the minutes of the July 26, 2022, regular meeting. All in favor, motion carried.

   Yes: 5  No: 0

5. **CORRESPONDANCE** - NONE

6. **STATEMENTS OF CITIZENS – AGENDA ITEMS ONLY** - NONE

7. **NEW BUSINESS**
   A. Samaritas Affordable Living- 732/736 E Savidge Street
      Request for Final PUD Approval of a multi-family apartment Planned Unit Development that would consist of one 4-story building comprised of 53 units.
      Drooger recused himself due to being in the notice area.
      Hoisington provided an overview through a memorandum dated August 21, 2022.
      Motion by Johnson, second from Garrison, to open the public hearing at 6:04 P.M. All in favor, motion carried.

      Yes: 4  No: 0  Abstained: 1(Drooger)

      Following the initial discussions, the Vice Chair Van Leeuwen-Vega opened the public comment period at 6:04 P.M.:
      
      - Linda Carter – 201 De Witt Lane #310
        - Addressed concerns regarding the removal of trees from the area surrounding Liberty Woods Senior Housing. She then expressed relief that it had been clarified that the number of trees being removed had been minimized from previous assessments.
• Cathy Eidson – 10 Summit Park Drive
  o Expressed concerns on the increased traffic stemming from the development and whether the Village was going to take steps to alleviate any increased road congestion, specifically questioning the addition of another stoplight.

• Newell Carter– 201 De Witt Lane #310
  o Asked about the reduction in the number of parking spaces being less than the number of apartment units.
  o Concerned about overflow parking for guests and services.

• Jerry Langlois – 201 De Witt Lane #110
  o Requested information on the intention to keep either of the existing homes on the property.

• Sandy Vandenbosch – 702 Winter Street
  o Stated one of the properties within the proposed development does not have a clear deed title and questioned if this would be clarified prior to the start of construction.

Motion by VanderMeulen, supported by Johnson, to close the public hearing at 6:17 P.M. All in favor, motion carried.

Yes: 4  No: 0  Abstained: 1(Drooger)

Joel Lautenbach, Executive Director of Affordable Living Development for Samaritas, provided the following information:

• He explained that the project would be pursuing a water easement to minimize the impact (of the development) on existing trees. He spoke further on the steps being taken to replace any trees damaged during construction up to 2 years following the project.

• He clarified that Samaritas has collected data from previous Samaritas projects regarding the number of parking spots to resident ratio and determined that a 1:1 ratio was not demonstrated to be necessary.

• It was clarified that of the 2 properties existing on the land would be sold to the development along with some land from the next-door church; and that the developers intended to keep 1 of the existing properties while demolishing the other.

• He touched on the technicalities of title-related issues in regard to closing on the properties the developers intend to purchase.

8. OLD BUSINESS
   A. Samaritas Affordable Living- 732/736 E Savidge Street

   Request for Final PUD Approval of a multi-family apartment Planned Unit Development that would consist of one 4-story building comprised of 53 units.

Commissioners noted the following points of discussion:

• The Commissioners discussed the current flow of traffic in the area and the growing pains that are associated with the increased development of a community.
  o Hoisington confirmed the proposed driveway had been reviewed by the Village’s Traffic Engineer and preliminarily approved by MDOT.

• Garrison addressed alternative parking locations at the nearby church, approved by Rev. Dan Anderson, should the need arise.
Motion by Johnson, supported by Garrison to recommend the Village Council **conditionally approve** the Samaritas Affordable Housing Final PUD application.

Approval subject to the following conditions:

1. Tree removal shall be limited to those noted as being removed in the submittal plans. Replacement is required for any of the trees noted to be preserved on site that were damaged during or (including, but not limited to construction-related activities) within a two-year time frame from the issuance of a certificate to occupancy.
   
   a. Replacement trees shall be planted in alignment with the requirements in section 390-92.J.

2. Shall provide a revised landscape plan, which shall be reviewed by staff administratively.

3. Shall obtain all necessary Federal, State, and County permits prior to a building permit being issued, which shall be reviewed by staff administratively.

All in favor, motion carried.

Yes: 4  No: 0  Abstained: 1(Drooger)

9. **STATEMENTS OF CITIZENS – NON-AGENDA ITEMS ONLY** - None

10. **COMMENTS OF PLANNING COMMISSIONERS**

    Johnson shared concerns regarding dead plantings within approved landscaping plans.

    • Hoisington clarified that landscaping must be maintained in healthy condition and be compliant with the approved landscaping plan.

11. **STAFF REPORT**

    Hoisington confirmed that Chair Bohnhoff had passed away recently and clarified the appointment process that would occur at the next regular meeting.

    Hoisington shared that no applications were received for the regularly scheduled September meeting.

12. **ADJOURNMENT**

    Motion by Drooger, second from Johnson the meeting adjourned at 6:25 p.m. All in favor, motion carried.

    Yes: 5  No: 0