

MINUTES

PRAIRIE RONDE TOWNSHIP PLANNING COMMISSION

April 29, 2025

A special session of the Planning Commission was called to order by Chair Lynn C. McDaniel at 7:01 p.m. Members present: John M. Chapin, Larry Meyer, Dennis L. Hice, and Frederick J. Taylor III. Also present: Township Supervisor Michael Tomlinson, Terry Blodgett, Gary Haan, Township Attorney Craig Rolfe, and 20-30 members of the public including former Commissioner Bonnie Landis.

It was moved by Commissioner Chapin with support from Commissioner Hice to approve the proposed Agenda. Motion carried.

Chair McDaniel tabled approval of the minutes of the regular Prairie Ronde Township Planning Commission meeting on April, 15, 2025, to the next regularly scheduled Planning Commission Meeting.

Public Comments on Non-Agenda Items: None.

Unfinished Business: None.

New Business: Terry Blodgett and Gary Haan provided preliminary remarks about the Proposed Woodbrook Site Condominium Subdivision. The public hearing opened at 7:16 p.m. and closed at 7:56 p.m... There were several general questions about the project, including timing, size, look and cost. There were also questions about why the condo act and not the subdivision act was being used. The Commission noted that there was significant public concern over the effect this project will have on traffic in the rest of the subdivision, and a desire to have additional access from 11th street.

After the public hearing was closed the Commission fully reviewed the requirements contained in Ordinance 62. This discussion was led by Township Attorney Craig Rolfe. Attorney Rolfe informed the Commission that the proposed plan had been reviewed and approved by the Zoning Administrator, and all required documents had been submitted.

Because of the concerns voiced during the public hearing, the Commission spent significant time on the requirements contained in section 4D, in particular, that "All streets . . . shall be

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laid out and designed to permit the safe , efficient, and orderly movement of traffic; to meet the needs of present and expected future populations; . . ."

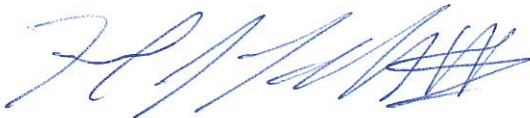
While the Commission, like the public, would have preferred some modifications to the proposed plan, the proposed plan as submitted appeared to comply with the Ordinance. It was then moved by Commissioner Chapin with support from Commissioner Hice to recommend to the Township Board that the preliminary condominium plan as submitted be tentatively approved (Step 1). Motion carried.

Report from Zoning Appeals Board: None.

Members Time: It was moved by Chair McDaniel with support from Commissioner Taylor to adjourn the meeting at 8:53 p.m. Motion carried.

Respectfully submitted:

PRAIRIE RONDE TOWNSHIP
PLANNING COMMISSION



Frederick J. Taylor III
Secretary

The next regular meeting will be Tuesday, August 19, 2025 at 7 p.m. at the Prairie Ronde Township Hall.