

**CHARTER TOWNSHIP OF VAN BUREN
PLANNING COMMISSION MINUTES
SEPTEMBER 25, 2013**

Chairperson Thompson called the meeting to order at 7:34 p.m. Present: Guenther, Johnson, Boynton, Budd and Thompson. Excused: Kelley and McKenna. Staff Present: Director Mullen and Secretary Harman. McKenna Associates present: Christopher Khorey and Laura Haw. Wade Trim Associate: David Nummer. There were 36 people in the audience.

APPROVAL OF AGENDA:

**Motion Boynton, Johnson second to approve the agenda of September 25, 2013 as presented.
Motion carried.**

MINUTES:

**Motion Budd, Boynton second to approve the minutes of September 11, 2013 as presented.
Motion carried.**

OLD BUSINESS:

**ITEM #1 CASE# RZ 13-002
TITLE: THE APPLICANT, TUCKER INSURANCE COMPANY, IS REQUESTING TO
REZONE APPROXIMATELY .72 ACRES OF PROPERTY CURRENTLY ZONED
R-1B (SINGLE FAMILY RESIDENTIAL) TO C-2 (EXTENSIVE HIGHWAY
BUSINESS).**

**LOCATION: PARCEL NUMBER V125-83-086-99-0002-000, ALSO KNOWN AS 45109 S. I-94
SERVICE DRIVE. THIS SITE IS LOCATED ON THE SOUTH SIDE OF THE S. I-94
SERVICE DRIVE, EAST OF BELLEVILLE ROAD AND WEST OF DEWITT ROAD.**

Architect Wade Hoppe of Hoppe Design gave the presentation for the applicant regarding rezoning the property. The applicant is requesting to rezone a parcel from R-1B residential to C-1 General Business District instead of the previous request to C-2 Extensive Highway Business as suggested by McKenna Associates.

Christopher Khorey of McKenna Associates presented review letter dated September 18, 2013 recommending approval of the request to rezone the subject parcel from R-1B Single Family Residential to C-1 General Business District following the reasons provided in the review letter.

Christopher Khorey of McKenna Associates presented review letter dated September 19, 2013 recommending the Planning Commission review outstanding site plan items with the applicant to provide direction. Following that direction, the applicant could submit revised plans that address the issues so that a recommendation can be made.

Commissioners discussed the stormwater retention pond, parking lot spaces, landscaping and concerns from residents. The consensus is to meet the needs of the neighbors and the requirements of the ordinance.

A resident is concerned with the power company accessing electric through the easement behind his property and has concerns with fire hydrant access being blocked by the tree buffer.

Motion Boynton, Johnson second to recommend to the Township Board of Trustees the applicant's request to rezone parcel number V125-83-83-086-99-0002-000, also known as 45109 S. I-94 Service Drive, currently zoned R-1B (Single Family Residential) to C-1 (General Business District) subject to the McKenna Associates review letter dated 9-18-13, specifically recommendation item #1 zoning. (Letter Attached)

Roll Call:

Yeas: Boynton, Budd, Johnson, Guenther and Thompson.

Nays: None.

Absent: Kelley and McKenna

Motion carried.

ITEM #2 CASE# SUP & SPR 13-009

TITLE: THE APPLICANT, BETHANY BIBLE CHURCH, IS REQUESTING SPECIAL USE APPROVAL AND PRELIMINARY SITE PLAN APPROVAL FOR A CHURCH IN A SINGLE FAMILY RESIDENTIAL DISTRICT UNDER SECTION 7.03 OF THE TOWNSHIP ZONING ORDINANCE 06-02-92, AS AMENDED.

LOCATION: PARCEL NUMBERS V125-83-088-99-0013-701 AND V125-83-088-99-0010-000, ALSO KNOWN AS 810 E. HURON RIVER DRIVE. THIS SITE IS LOCATED ON THE SOUTH SIDE OF EAST HURON RIVER DRIVE, EAST OF COLUMBIA AVENUE AND WEST OF MARTINSVILLE ROAD.

Architect Wade Hoppe of Hoppe Design gave the presentation for the applicant regarding special land use and preliminary site plan approval. Per the direction of the Planning Commission, the applicant met with neighboring properties to the parking lot areas and has a list of neighbor requests.

Christopher Khorey of McKenna Associates presented review letter dated September 19, 2013 recommending special land use approval subject to the applicant following the conditions provided in the letter.

Christopher Khorey of McKenna Associates presented review letter dated September 19, 2013 recommending prior to a preliminary site plan approval recommendation, the applicant resubmits revised plans that address the underlined items in the review letter to the satisfaction of the Planning Commission.

David Nummer of Wade Trim presented review letter dated September 20, 2013 recommending preliminary site plan approval.

Commissioners discussed language to include no outdoor music or bells, screening for neighbors of the parking lot and playground area, plantings in the stormwater basin, and plantings in the buffer strip.

Resident stated concerns with noise due to growth of the church membership, tree screening and replacement, infiltration beds maintenance and landscape. Resident commented on noise and railroad tracks located by the applicant.

Motion Boynton, Budd second to recommend to the Township Board special land use approval to Bethany Bible Church located at parcel number V125-83-088-99-0010-000, also known as 810 E. Huron River Drive, subject to the McKenna Associates letter dated 9-19-13 with the amended language as stated: landscaping and screening wall should meet the needs of the neighbors and comply with the intent of the zoning ordinance. (Letter Attached)

Roll Call:

Yeas: Budd, Boynton, Johnson, Guenther and Thompson.

Nays: None.

Absent: Kelley and McKenna

Motion carried.

NEW BUSINESS:

ITEM #1 CASE# SPR 13-011

TITLE: THE APPLICANT, BK DEVELOPMENT GROUP, LLC, IS REQUESTING AN AMENDMENT APPROVAL TO THE SITE PLAN FOR REVISED SINGLE FAMILY ARCHITECTURAL DRAWINGS IN REGARDS TO THE COBBLESTONE CREEK DEVELOPMENT.

LOCATION: THE UNFINISHED COBBLESTONE CREEK SUBDIVISION IS THE SUBJECT OF THIS REQUEST. THE DEVELOPMENT IS LOCATED ON THE SOUTH SIDE OF WEST HURON RIVER DRIVE, EAST OF HOEFT AND WEST OF ELWELL ROAD.

Applicant Jason Boji of BK Development Group gave the presentation. The applicant displayed four (4) new home floor plan models all of which are able to accommodate an optional side entry garage except for one model. The home models range in size from 2,005 square feet to 2,781 square feet, meet the over 50 percent brick requirement. There are already 6 homes within the development with side entry garages, 15 more are needed to meet the minimum requirement for the PRD. The Sorrento model is the largest and with a side entry garage will be limited to certain lots.

Laura Haw of McKenna Associates presented review letter dated September 20, 2013 recommending approval to the proposed revised architectural plans subject to the applicant following the conditions provided in the letter.

Commissioners discussed the porch size requirements being met, the percentage of brick or stone on each model, the option to have brick chimneys to the ground and other PRD agreement requirements.

Resident informed the Commission that the current residents in the development would like to see the development plans, the building ordinance and be able to provide their input. A current resident in the development inquired about the size of the new home models and the impact it may have on his 3,000 square foot home.

Motion Johnson, Boynton second to approve the proposed revised architectural plans for the Cobblestone Creek Development (SPR 13-011), PRD executed 4-18-05, with the conditions spelled out in the McKenna Associates letter dated 9-20-13 with conditions #1 and #2 in the letter to be finalized. Motion Carried. (Letter Attached)

ITEM #2

TITLE: REVIEW OF THE PROPOSED CHARTER TOWNSHIP OF VAN BUREN CAPITAL IMPROVEMENTS PLAN 2013-2018.

Director Mullen presented the Charter Township of Van Buren Capital Improvements Plan 2013-2018. The plan is based upon available funding, and the projects are identified by the administration as desirable for short and mid-term investment. Commissioners inquired about the following items: French Landing Soffit Repair, Township Master Plan Consolidation and the Township Zoning Ordinance Update.

Motion Boynton, Johnson second to accept the Charter Township of Van Buren Capital Improvements Plan 2013-2018. Motion Carried.

GENERAL DISCUSSION:

Commissioner Boynton stated that the commission and commissioners must recognize that deliberations regarding changes to projects in existing and partially completed subdivisions have direct impacts upon residents, and that the commission needs to be mindful of its actions and how they may affect resident's properties and the broader final appearance of the subdivisions.

Commissioner Budd suggested that it might be the proper time to reevaluate the PRD portion of the Zoning Ordinance.

Director Mullen informed Commission members that the wind and solar energy ordinance, recommended to the Township Board in 2009, will be the subject of an upcoming work study. The ordinance may come back before the Planning Commission.

Resident would like to see the Tucker Insurance plans. Director Mullen will meet with the neighboring residents after the rezoning is approved and during the preliminary review process.

Motion Boynton, Johnson second to adjourn at 10:36 p.m.

Motion carried

Respectfully Submitted,

Christina Harman,
Recording Secretary

September 18, 2013

Planning Commission
 Charter Township of Van Buren
 48425 Tyler Road
 Belleville, MI 48111

Subject: VBT-13-010 RZ; Tucker Insurance, 45109 S. I-94 Service Drive; Rezoning Review #1

Dear Commissioners:

The applicant has requested the rezoning of a 0.72 acre parcel from R-1B, Single Family Residential to C-2, Extensive Highway Business District. The site is located at the southwest corner of the I-94 South Service Drive and DeWitt Road. The site is currently vacant with an old unused paved area. Our comments, which follow, are based upon observation of the site, review of the Zoning Ordinance and Master Plan, aerial photos and maps, comments from the public hearing, and accepted planning principles.

COMMENTS

1. Existing Conditions.

| Location | Existing Land Use | Master Plan | Existing Zoning |
|----------|-------------------------|--------------------------------|--------------------------------|
| Site | Vacant | Gateway Commercial | R-1B Single Family Residential |
| North | I-94 | N/A | N/A |
| East | Single Family Dwellings | Medium Density Single Family B | R-1B Single Family Residential |
| South | Single Family Dwellings | Medium Density Single Family B | R-1B Single Family Residential |
| West | Vacant | Gateway Commercial | C-2 Extensive Highway Business |

2. Master Plan. The Belleville Road District Plan, adopted by the Township as part of the Township’s Master Plan, envisions this site for commercial uses under the Future Land Use category “Gateway Commercial.” The Plan describes that category as “a variety of retail and office uses...ranging from big box retailers to locally owned specialty shops and restaurants.” The plan states that the Gateway Commercial category corresponds to the C-2 zoning district.

However, the Master Plan is more than the Future Land use map. The Master Plan also has the goal to “Promote and maintain a well-planned system of commercial and office areas to efficiently service the needs and desires of the Township residents while at the same time strengthening the Township’s tax and employment base.” That goal is supported by the objective to “Establish a compatible relationship between commercial centers and adjacent residential properties through the use of such buffer devices as walls, berms, landscaping and

transitional uses.” Further, the general description of the land uses permitted could also apply to the C-1 zoning category.

3. **Land Use Transition.** One of the basic principles of good land use planning and zoning is the transition of land uses. For example, a factory located next door to a single family residential neighborhood could negatively impact those dwellings with noise, trucks, massive buildings, extensive pavement, odors, etc. A preferable situation is to separate disparate uses (industrial and single family in the example) with uses of intermediate intensity like office, business services, multiple family and some commercial. Land use transitions are a means to limit the negative impacts of more intense uses on less intense uses. In our opinion, when examined in detail, this site is in a location appropriate for transition, and should be considered differently than other sites with the same Master Plan designation.

The site is at the eastern edge of master planned commercial land along the South Service Drive in this vicinity. Across Dewitt and continuing east along the Service Drive, the land is planned, zoned and used as single family residential. Although the Future Land Use map identifies this site as Gateway Commercial, it is in a transitional location and could appropriately be considered for uses less intense than permitted in the C-2 District. We believe that C-1 with its less intense permitted uses, is a more suitable zoning category for this site than C-2, in that it would “step down” the potential uses and off-site impacts.

4. **Zoning and Permitted Uses.** When land is considered for rezoning, the Township must consider the complete range of uses that could be permitted. Permitted uses in the various districts are as follows:

- a. Existing R-1B Zoning District. The R-1B district provides for “single family dwellings” and discourages “business, commercial, industrial, and any other uses which would substantially interfere with the development or continuation of single family dwelling in these districts.” Permitted uses include single family homes, parks, government buildings, and schools. Child care centers, bed and breakfasts, and churches are permitted as special uses.
- b. Proposed C-2 Zoning District. The C-2 district permits a wide range of business and retail uses. The permitted uses are intended to provide businesses and services usually found in major shopping centers and central business districts at the junction of major streets, but the district also permits land extensive uses involving outdoor storage/display that are not generally compatible with residential neighborhoods. The permitted uses typically generate large volumes of traffic and require substantial access for off-street parking and loading areas. Among the uses permitted are all uses permitted in the C and C-1 districts; hotels and motels, car/RV/boat dealerships, theaters, building materials stores, bowling alleys, and gas stations. Some light industrial uses are also permitted. Uses permitted by special approval include commercial garages and outdoor sales and storage.

- c. Alternate C-1 Zoning District. The C-1 district is designed for less intensive business and retail uses than the C-2 district. Among the uses permitted are all uses permitted in the C District; furniture and furnishings stores, clothing stores, full service restaurants, department stores, catering establishments, home repair contractors, medical testing laboratories, and other similar businesses. Uses permitted by special approval include car washes, drive-in restaurants, and gas stations.

Any commercial use built on the site will have to comply with landscaping standards, setbacks and other zoning regulations of the Ordinance. The C-1 District requires greater front and rear yard setbacks (75 and 25 feet respectively) and lesser side yard setbacks (20 feet along Dewitt and 0 feet on the interior lot line) than does the C-2 District (35 foot front, 20 foot rear, and 25 foot sides) which will provide better buffering for the neighborhood and abutting residential lots.

5. **Combination with Adjacent C-2 Site**. If a split-zoned condition is created by the combination of the rezoning site with the lot to the west, it will create a similar situation to that which exists at Contractor's Steel on Schooner Drive, where a portion of the site is zoned M-1 to create an on-site transition between the industrial use and nearby residential uses.
6. **Access**. The rezoning site has access to the I-94 South Service Drive, a master planned collector street. Collector streets are intended to provide access to local roads and to convey traffic between those local roads and major arterials. The site is visible from I-94, and only about 1,000 feet from Belleville Road.

RECOMMENDATION

The Township Future land Use map supports commercial use of this site, specifically Gateway Commercial. However the lot is fairly small and abuts a residential side street, different from the typical Gateway Commercial situation. Although the applicant has requested rezoning to C-2, the Township may rezone the site to a district of lesser intensity. In this case, the applicant's stated intent is to use the site for stormwater management and landscaping only, and the less intense C-1 District would offer greater protection to the neighborhood, while still allowing the applicant's stated professional office use proposal.

We recommend that the Planning Commission recommend that the Township Board of Trustees approve the request to rezone the subject parcel from R-1B Single Family Residential, to C-1 General Business District, for the following reasons:

1. The rezoning site is bounded by C-2 zoning on the west, I-94 and the Service Drive on the north, and a local street on the east. The freeway noise and other impacts, along with the Service Drive traffic make the site unlikely to be developed for new single family residential uses as it is currently zoned.

2. The zoning change from R-1B to commercial is consistent with the Future Land Use map of the Township's adopted Master Plan. The Master Plan designates the site as "Gateway Commercial." While C-1 is less intense than the C-2 cited with Gateway Commercial, this alternative zone is more consistent with several goals and objectives in the Plan.
3. The rezoning is not out of scale with the needs of the community, nor is it precedent setting since it is consistent with the goals and objectives of the Master Plan.
4. C-1 is a more appropriate zoning classification for the site than C-2, because the more limited and less intense commercial uses in C-1 and the greater setbacks required will better protect the nearby residential neighborhood.

Respectfully submitted,

McKENNA ASSOCIATES, INCORPORATED

A handwritten signature in cursive script that reads "Sara J. Hodges". The signature is written in black ink and is positioned below the company name.

Sara J. Hodges, AICP, IAP2
Senior Vice President

Cc: Arthur Mullen, AICP, Director of Planning and Economic Development



September 19, 2013

Planning Commission
Charter Township of Van Buren
48425 Tyler Road
Belleville, MI 48111

Attention: Arthur Mullen, Director of Planning and Economic Development

Subject: VBT-13-009 SLU; Bethany Bible Church; 810 E. Huron River Drive
SLU #1: Plans Received 9.9.13

Dear Commissioners:

Bethany Bible Church proposes to renovate and expand their building and parking lot at 810 E. Huron River Drive. The site is located on the south side of Huron River Drive between Edgemont Street and Martinsville Road and has a total area of 10.78 acres. Please refer to our site plan review letter under separate cover for additional information.

The site and surroundings are zoned R-1C, Single Family Residential and master planned Village Residential. Churches and other houses of worship are permitted by special approval in the district, subject to approval of the Township Board, following a recommendation by the Planning Commission. Our comments follow.

COMMENTS

1. **General Requirements for Special Approval Uses (§18.08.f).** All special approval uses must meet general standards specified in the Ordinance, with our analysis as follows:
 - a. ***Promotes the use of land in a socially and economically desirable manner.*** The expansion of a church facility promotes the use of the land in socially beneficial way as religious institutions are valuable community additions. Although the expanded parking lot will cause the removal of trees, existing vegetation has been preserved where possible and the church has worked with neighboring residential property owners to satisfy their buffering and screening preferences.
 - b. ***Is necessary for the public convenience at that location.*** The church provides for the public convenience by providing an expanded, better functioning place for religious worship in close proximity to residential areas and with easy access from Huron River Drive. More specifically, the building expansion will provide the Bethany Bible congregation with an assembly hall, administrative offices and support spaces to accommodate worship and teaching services.

- c. ***Is compatible with adjacent uses of land.*** Surrounding the site is the R-1C, Single-Family Residential District and thus, ample, effective screening of the building, parking and accessory structures and uses must be provided in order to protect the quality of life in the surrounding neighborhood. In locations where screening fence or walls are not planned, we recommend that the minimum landscape buffer width of 25 feet should be provided. This will require some redesign of part of the new west parking lot, in order to set the parking spaces far enough south from the lot line for the landscape buffer. The building addition is well separated from single family homes and will not intrude on views. This condition can be met, provided that the proposed expansion addresses the landscaping and screening recommendations in our site plan review.
- d. ***Is designed, located and proposed to be operated so that the public health, safety, and welfare will be protected.*** This condition can be met, provided that the plan is revised to ensure buffering of neighboring single family residential property by providing a landscaped greenbelt as discussed above, that satisfactory traffic control measures are implemented, and that *mosquito prevention requirements are met for the proposed stormwater basin.
- e. ***Can be adequately served by public services and facilities without diminishing or adversely affecting public services and facilities to existing land uses in the area.*** The proposed building renovations and expansion should not adversely impact public services and facilities to the surrounding land uses. The existing church is served by utilities and any upgrades necessary will be addressed as a condition of site plan approval.
- f. ***Will not cause injury to other property in the neighborhood in which it is to be located.*** The expansion of the use will intensify the use of the space and thus, the site plan must be crafted to ensure adjacent residential properties are protected in the future. This requirement can be met, provided a landscaped greenbelt is installed to protect neighboring residential uses, the stormwater pond is aerated and is properly screened and fenced for safety, and a traffic control plan is provided and approved by the Township to ensure safe ingress and egress to the site, especially during peak service times.
- g. ***Considers the natural environment and helps conserve natural resources and energy.*** Although existing trees will be cleared to build a parking lot, existing vegetation has been preserved where possible and infill plantings have been added. Additionally, the site has been designed to minimize the impact of stormwater by providing three drainage infiltration beds and a system of trenches which is less intrusive than traditional stormwater management techniques.
- h. ***Is within the provisions of uses requiring special approval in the zoning district, is in harmony with the purposes and conforms to the applicable regulations of the zoning district, and meets applicable site design standards for the uses.*** The proposed use is consistent with the purposes of the zoning district and is an extension of an existing land

use. If our detailed site plan comments under separate cover are adequately addressed, this condition will be met.

- i. ***Is related to the valid exercise of the Township's police power.*** This condition is met; as the proposed church expansion will be consistent with the Township's police power.
2. **Specific Use Standards (§7.03.f).** The Zoning Ordinance lists specific requirements for the requirements for churches and other places of religious worship that must also be met in order for the Township to grant special land use approval:
- a. ***The church/house of worship must have access onto a major road.*** This requirement is met as the church has direct access to Huron River Drive.
 - b. ***The time, duration, and volume of any outdoor music, including bells, must be submitted to the Township.*** This requirement can be met; the plan notes that no outdoor music is planned; this note should be revised to say that "there will be no outdoor music or bells."
 - c. ***All proposed uses for the property must be described in a use statement and all outdoor areas, pavilions, memorial gardens, memorials and gathering areas must be identified on the site plan. If a use other than worship services exceeds an average of 20 hours per week, it will be considered an additional use on the site and the impacts of that use on neighboring properties will be evaluated separately from the worship service use.*** This requirement can be met. The uses of the various portions of the church are noted on Sheet DT on the site plan. It should be noted that daycare is provided on the site; this use was previously approved and is not being expanded.
 - d. ***For the purposes of landscaping requirements, the church/house of worship shall be considered a non-residential use.*** Provided the landscaping plan, buffering and screening elements, are provided consistent with our other special approval and site plan comments, this requirement can be met.
 - e. ***Parking is not permitted within the required front setback.*** The required front setback is 30 feet and the proposed parking spaces begin approximately 60 feet from Huron River Drive, meeting this requirement.

RECOMMENDATION

The proposed building and parking expansion will enhance and improve the functioning of the existing Bethany Bible Church. We recommend that the Planning Commission recommend approval to the Township Board of Trustees of the special land use for 810 E. Huron River Drive, subject to the following conditions:

1. Final site plan approval;

2. Approval by the Township of a plan from the applicant for traffic management at peak use periods;
3. Revision of the site plan note to say that "there will be no outdoor music or bells";
4. Compliance with the landscaping and buffering comments in Comment 1.c. above; and
5. Compliance with Zoning Ordinance stormwater basin safety and health standards.

Respectfully submitted,

McKENNA ASSOCIATES



Sara J. Hodges, AICP, IAP2
Senior Vice President



September 20, 2013

Planning Commission
Charter Township of Van Buren
48425 Tyler Road
Belleville, MI 48111

Attention: Arthur Mullen, Director of Planning and Economic Development

Subject: VBT-13-011 SPR; Boji Home Builders (Cobblestone Creek); Architectural Rev. #1

Dear Commissioners:

The applicant, Boji Home Builders, is requesting architectural approval for revised home floor plans and facade elevations for the Cobblestone Creek development. Planning Commission approval of the proposed architecture is required per Section 4.54 of the Zoning Ordinance. The standards of this Section apply to all newly constructed site condominiums and subdivisions, requires among other things, that the dwellings “look different” from each other to avoid monotony in a development.

We have reviewed the submitted house plans for conformance to the Zoning Ordinance and offer the following comments for your consideration:

COMMENTS

1. **Site Plan.** The applicant must submit a dimensioned copy of the overall PRD site plan that shows where the new home styles will be built and present it at the Planning Commission meeting. This will enable the Planning Commission to better evaluate the impacts of the requested changes relative to lots that have already been built upon. Also, we need to be able to review how the new floor plans will fit on the lots, and that the 30% side and rear garage requirement can still be met.
2. **Floor Area.** The original developer of Cobblestone Creek received approval for 3 different floor plans at the time of final site plan approval. The 3 approved floor plans had floor areas of 3,024 sq. ft., 2,190 sq. ft., and 2,118 sq. ft. Each floor plan also had 6 different front facade elevations available, so up to 18 different front facade elevations were available.

Subsequently the developer was approved for 5 different floor plans with 3 or 4 different front facade elevations available, with a total of 17 different front facade elevations available in the development.

The current request contains 4 different floor plans, with floor areas of 2,005 sq. ft., 2,249 sq. ft., 2,543 sq. ft., and 2,628 sq. ft. Each floor plan has 3 or 4 different front facade

elevations available, with a total of 14 different front facade elevations available in the development. However, some of the facades are distinguished from each other only by being front versus side entry garages.

3. **Facade Elevations.** Front, rear and side facade elevations have been submitted for each floor plan. While each model has 3-4 different front façade elevations, the front elevations offered for each floor plan do not all meet the “look-different” standards. For instance, the roof style, roof pitch, and placement of major architectural features (windows, garage doors, etc.) are the same for some of the front elevations offered for each model. As a result, homes with the same floor plan may not be able to be located next to or across the street from each other.

With the 4 floor plans submitted, we have identified 6 different front façade elevations, the minimum necessary to meet the “look-different” standards of the Zoning Ordinance within a development. The Sorrento B and C are different from each other, and the Kensington B and C are different. Home plans will have to be reviewed by the Township when building permit applications are submitted to ensure that the “look-different” criteria are met.

4. **Building Materials.** The type and amount of building material proposed is noted on each front façade elevation. All proposed elevations meet the building material standards.
5. **Chimneys.** No chimneys are shown on the elevations. All of the plans allow for a fireplace, most of which are direct vent. The Lennox model features an interior fireplace, thus its chimney should be added to the elevation. The elevations for the Sorrento model illustrate a direct vent located in a vinyl-sided chimney-like structure without a base; we assume the Bristol and Kensington would be similarly treated. The Planning Commission has consistently required all chimneys to be constructed out of brick with a base. The elevations should be revised to incorporate brick chimneys with a base.
6. **Garages.** Of the 14 available front façade elevations, a total of 4 have side entry garages and a total of 10 have front entry garages, which does not comply with the 30% side entry garage requirement. An additional side entry garage elevation must be submitted to comply.

RECOMMENDATION

We recommend that the Planning Commission approve the proposed revised architectural plans subject to the following items being addressed on a revised and dated set of architectural plans prior to any building permits being issued:

1. Presentation and submittal of the overall PRD site plan for the development that identifies and dimensions the lots to be developed with the new homes and identifies

lots suitable for side entry garages, as noted in Comments, 1, above.

2. Submittal of at least one additional front façade elevation and/or floor plan with a side entry garage to meet the minimum 30% side entry garage requirements of Section 4.54 of the Zoning Ordinance, as noted in Comments, 6, above.
3. Provision of brick chimneys with a base to grade level, as noted in Comments, 5, above.

Respectfully submitted,

McKENNA ASSOCIATES



Sara J. Hodges, AICP, IAP2
Senior Vice President