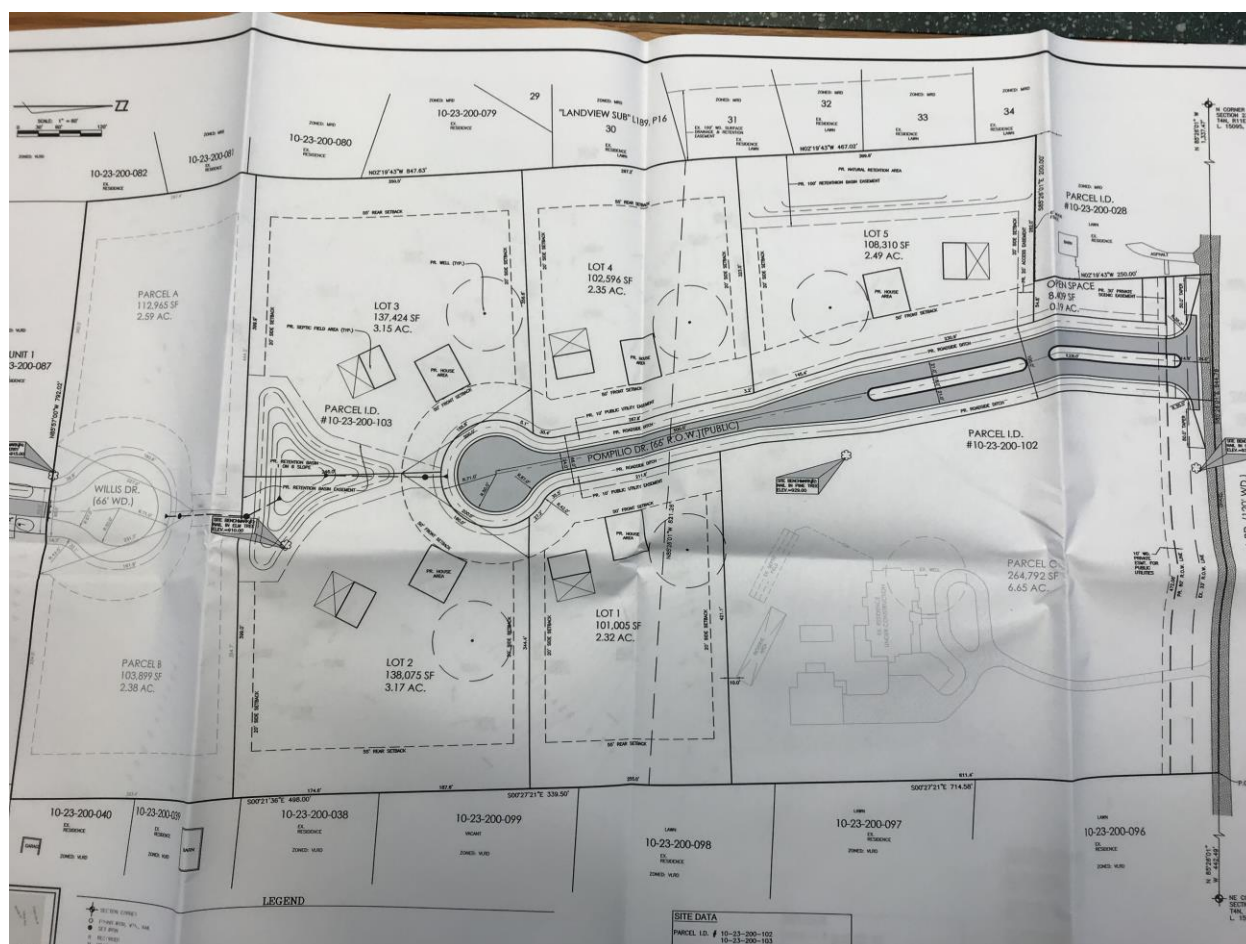


New 5 Home Development Proposed for Buell Between Landview and Hadden

Remember the 32 home development proposed here on these 28 acres that was vigorously opposed in 2015? The same developer is back now with a more reasonable proposal for 5-7 homes whose lot sizes comply with VLRD zoning (2.3 acres minimum). Planning Commission will take up this request at their February 1, 2022 meeting.



This developer is requesting permission to put in a road off Buell and a cul-de-sac off Willis Dr. (a "stub" off Jack Pine Dr.) and build 5-7 homes on 28 acres on the south side of Buell between Landview and Hadden. This developer previously proposed (2015) a more dense development of 32 homes for this site that was strongly resisted by residents of this area. (See their letter on page 58 in the Planning Commission packet for the February 6, 2015 meeting at this link <https://ecode360.com/documents/OA3183/public/216219582.pdf>)

A photo of the new proposed development site plan is above. Thanks to Building Department veteran (since 2011) and Coordinator Louise Crane for providing the plan to photograph. In the above site plan, up is west. Buell Rd. is on the right side. If you drive down Buell there is a house under construction at 878 Buell. This is the large parcel in the lower right of this diagram. It has a separate drive off Buell. You can see it in faint lines on this site plan.

Township zoning ordinances do not require any sign announcing these plans to be posted on the property.

The back yards of homes on Landview are at the top. The back yards of homes on Hadden are at the bottom.

The developer does not now request more density than allowed by Very Low Residential Density (VLRD) zoning of 2.3 acres minimum lot size. (see section 16-403 of the Zoning Ordinance, link below). The part of Buell from Landview to the new development road will not be paved. Septic tanks will be used. The home architecture standards are yet to be defined, but one presumes they will be grand.

To read our contract planning consultant, Doug Lewan of Carlisle-Wortman's advice to our Planning Commission see his letter of pages 18-24 of the Planning Commission meeting packet for 2-1-22.

<https://ecode360.com/documents/OA3183/public/642087627.pdf>

This housing project is technically called a Site Condominium. That does not mean that the homes are what one envisions a "Condo" to be. Site Condominium is a legal term from Public Act No. 49 of 1978 (MCL 559.101 et seq.). The word "development" describes this most layman, and reduces the chances of public misunderstanding created by envisioning a dense cluster of "Condos". I use the word "development" even though it's not technically the correct legal description. There is no sense getting out the torches and pitchforks against "Condos", when this "Site Condominium" is not what the word "Condo" means to most people.

The Planning Commission must review this project versus the zoning requirements for Site Condominiums (Article X of the Zoning Ordinance Sections 16-1000 to 1009. Zoning ordinance at this link:

https://ecode360.com/documents/OA3183/public/431381679.pdf?_ga=2.26841210.673585464.1643157347-270817071.1560107025