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REGULAR MEETING
May 19, 2025

ROLL CALL: Present: Chairman Tallman, Vice Chairman Venier, Secretary Nordyke, G. Masserant, Girrbach, Friar and N. Masserant.

EXCUSED: None

AYES: All NAYS: None MOTION CARRIED

APPROVAL OF MINUTES: Motion by Girrbach, supported by N. Masserant to approve the minutes of the April 22, 2025, Planning Commission Meeting.

AYES: All NAYS: None MOTION CARRIED

COMMUNICATIONS: Motion by Venier, supported by Friar to receive and file communications, being the Township Board Minutes dated 4-14-25, 4-17-25, 4-28-25 and 5-12-25.

AYES: All NAYS: None MOTION CARRIED

1. Newport Group Investments – Newport Creek Phase IV – Final Site Plan

Planner Kreps advised the commission the applicant is seeking approval for the fourth phase of Newport Creek. The development was approved on May 15, 2000, and encompasses approximately 114 acres of land containing 449

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single family, site condominium lots. A slightly different configuration of phase IV final site plan was approved with conditions by the Planning Commission on September 17, 2018. The previous version consisted of 25 lots and a tot-lot, the tot-lot was developed in a previous phase. This latest version of phase IV consists of 39 lots adding lots 219-227; 262; and 290-292.

Planner Kreps recommends applicant provide lot dimensions and area calculation to ensure minimum standards have been met. Applicant needs to confirm lighting for this development, provide amended Master Deed and outside agency approvals. Kreps also stated Hennessey Engineers has approved the project and this is an on-going project and would like items to be approved prior to final site plan approval but could be approved contingent.

Developer Ron Cook stated Airport Schools has 42 new students at \$9,600 tax dollars per student, \$400,000 total dollars. There are 120 acres off Labo Rd with 480 lots. He will be pursuing talks with Lansing regarding affordable housing. Phase 5A is built and 5B is not.

Motion by Friar, supported by Venier to approve the final site plan contingent on lot dimensions, confirm lighting, provide amended Master Deed and Monroe County Drain Commission approval.

AYES: All

NAYS: None

MOTION CARRIED

UNFINISHED BUSINESS: NONE

PRESENTATIONS: NONE

PLANNERS DISCUSSION: NONE

COMMISSIONERS COMMENTS:

N. Masserant advised the commission on the progress of the new building located at 7825 N. Dixie Hwy.

REQUEST TO SPEAK: NONE

ADJOURNMENT: Motion by Venier, supported by Friar to adjourn the meeting at 6:47pm.

AYES: All

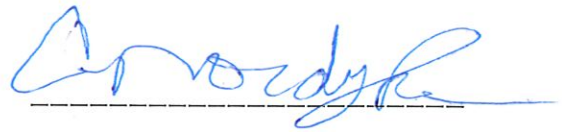
NAYS: None

MOTION CARRIED

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A handwritten signature in blue ink, appearing to read "Stephen Tallman", written over a horizontal dashed line.

Stephen Tallman, Chairman

A handwritten signature in blue ink, appearing to read "Ann Nordyke", written over a horizontal dashed line.

Ann Nordyke, Secretary

ATTENDANCE REPORT

Present at the captioned meeting were:

Chairman Tallman, Vice Chairman Venier, Secretary Nordyke, Member G.
Masserant, Girrback, Friar and N. Masserant

Excused: None

Stephen C. Tallman, Chairman
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