



**CITY OF WALLED LAKE
PLANNING COMMISSION
Tuesday, March 8, 2022**

The Meeting was called to order at 7:30 p.m.

Pledge of Allegiance led by Chairman Wolfson

ROLL CALL: Owsinek, Whitt, Wolfson, Robertson

ABSENT: Novak, Palmer, O'Rourke

OTHERS PRESENT: Confidential Assistant Jaquays, Planning Consultant Ortega, City Attorney Vanerian, Assistant City Manager Pesta, City Clerk Stuart, Council Member Ambrose,

REQUESTS FOR AGENDA CHANGES: NONE

APPROVAL OF MINUTES:

**PC 03-01-22 APPROVAL OF THE FEBRUARY 8, 2022 PLANNING
COMMISSION MEETING MINUTES**

Motion by Owsinek, seconded by Robertson, CARRIED UNANIMOUSLY: To approve the February 8, 2022 Planning Commission minutes.

AUDIENCE PARTICIPATION: NONE

COMMUNICATION: NONE

UNFINISHED BUSINESS: NONE

NEW BUSINESS:

1. Forestbrook - Planned Unit Development Minor Revisions

Applicant Spencer Schafer explained he has been working with an energy and sustainability consultant to build energy efficient buildings. Mr. Schafer said he believes this is a key way to set the Forestbrook development apart from other developments. Mr. Schafer opined that by embracing energy efficient buildings, this is the best way to build buildings with a lower carbon footprint.

Mr. Schafer said he has been in discussion with various vinyl subcontractors to propose two alternative elevations. Mr. Schafer said they were initially going to use Variform, however, many of their products are out of stock. Mr. Schafer said the proposed alternatives use CertainTeed vinyl siding. Mr. Schafer described alternative 1 and described alternative 2, and how there are variations in the color scheme. Mr. Schafer said the dormers on the back side of the building will be getting a lot of southern exposure. Mr. Schafer explained how close the back side of the ceiling is to those dormers and the fear that they will bring a lot of heat into the building thus having tenants running the A/C more. Mr. Schafer said he is proposing to keep the dormers on the roadside of the building, along Pontiac Trail and Decker. Mr. Schafer said by focusing on energy efficiency it will allow their HVAC system to function more efficiently. Mr. Schafer said the shutters were initially included to break up the elevation of the building but the problem is with the 46 pairs of shutters proposed, which is 92 shutters for each building, each shutter will have 4-6 screws which is about 550-830 penetrations. Mr. Schafer said that amount will adversely affect the scoring that the development may receive for energy star certification. Mr. Schafer said he is asking the commission for a reduction or elimination of the shutters. Mr. Schafer opined that one of the reasons why shutters were proposed in the back is because it added architectural appeal. Mr. Schafer said should the commission approve a reduction, a possible selection is the shutters in the middle areas near the balconies. Mr. Schafer described the large variety of landscaping. Mr. Schafer described the upgrades to the interior finishes and outdoor amenities.

City Planner Ortega said if the commission were to approve any changes, to keep in mind that the revisions to the approved plans cannot result in a lesser development, in the commission's opinion, that would not meet the eligibility criteria which is the recognizable benefit of the development. Mr. Ortega said the original proposal was well-designed and would have been architecturally attractive based on the variety of materials. Mr. Ortega said eligibility was also based on compatibility with the master plan. Mr. Ortega said the proposed alternatives to the siding still create architectural variety, rather than having it be one style. Mr. Ortega suggested other architectural details the commission could consider. Mr. Ortega said for the dormer removal, a suggestion would be to utilize higher energy efficient insulation or additional layers of insulation on the third floor. Mr. Ortega opined if the shutters were to be removed in the center near the balconies, it could be not as crowded. Mr. Ortega said the shutters do add to the character of the window with architectural features. Mr. Ortega opined that any proposed revisions that the commission considers, that it results in a high quality development that meets eligibility criteria and is compatible with the master plan.

Chairman Wolfson asked about the lead time on some of the materials.

Mr. Schafer said by using CertainTeed, the project may be delayed a week to 10 days. Mr. Schafer said his intent is to have all the building colors match.

Chairman Wolfson asked if the shutters will be eliminated on both sides?

Mr. Schafer opined that on the back side of the buildings the shutters are not necessary. Mr. Schafer said shutters can be strategically placed and clarified where they could be located along the interior part of the building.

Commissioner Owsinek suggested the board be specific as to which shutters will be removed and which shutters are kept. Mr. Owsinek said he has no problem with the removal of the dormers on the south side of the buildings but wants to keep the dormers on the road-side of the buildings. Mr. Owsinek said CertainTeed is a high-quality product.

Mr. Schafer clarified where they would locate the 18 pairs of shutters. Mr. Schafer said they would be removing the shutters on the garage side, on the sides of the buildings, and reduce the shutters on the road-side.

Commissioner Whitt said what is being proposed tonight is a change to Forestbrook's site plan. Mr. Whitt said he does not want to build something that is not what was initially approved. Mr. Whitt called upon the attorney to clarify the site plan amendment changes. Mr. Whitt questioned if the City is getting something less than what was originally proposed.

City Attorney Vanerian said Forestbrook was approved as a planned unit development. Mr. Vanerian said any proposed changes or modifications come before the planning commission. Mr. Vanerian said if the changes are minor in nature, the planning commission can either approve or deny some, all, or none of the proposed revisions. Mr. Vanerian said the proposed changes are of an aesthetic nature.

Commissioner Whitt asked the consultant City Planner if the proposed changes are minor or major.

Mr. Ortega said the proposed changes are minor. Mr. Ortega said if the proposed changes were major, they would undergo a different review process.

Commissioner Whitt said he does not want to sacrifice what was originally voted on and something less than what was agreed to. Mr. Whitt said he does not want to diminish the development.

Mr. Schafer said he is proposing to keep all the shutters on the sides of the building. Mr. Schafer said he is proposing to eliminate nine shutters on the back side, where the balconies are and then remove the shutters on the back. Mr. Schafer discussed the siding color options. Mr. Schafer said proposed alternative one has more color variation.

PC 03-02-22

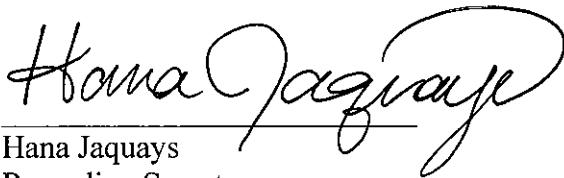
MOTION TO APPROVE MINOR REVISIONS TO PC CASE 283 SITE PLAN APPROVAL OF FORESTBROOK PARK TO INCLUDE THE REMOVAL OF THE DORMERS ON THE GARAGE SIDE OF ALL BUILDINGS, THE REMOVAL OF 9 PAIRS OF SHUTTERS ON EACH BUILDING ON THE ROAD SIDE, AND THE REMOVAL OF 14 PAIRS OF SHUTTERS ON THE GARAGE SIDE CONTINGENT THAT THE SHUTTERS ON THE SIDE OF THE BUILDING REMAINS, AND ADJUSTMENT TO THE CHANGE OF MATERIALS WITH PROPOSED ALTERNATIVE 1, CHANGING VS-5 FROM GRAY TO FLAGSTONE

Motion by Owsinek, seconded by Robertson, CARRIED UNANIMOUSLY: To approve minor revisions to PC case 283 site plan approval of Forestbrook park to include the removal of the dormers on the garage side of all buildings, the removal of 9 pairs of shutters on each building on the road side, and the removal of 14 pairs of shutters on the garage side contingent that the shutters on the side of the building remains, and adjustment to the change of materials with proposed alternative 1, changing VS-5 from gray to flagstone

COMMISSIONERS COMMENTS: NONE

PC 03-03-22 ADJOURNMENT

Motion by Wolfson, seconded by Owsinek, CARRIED UNANIMOUSLY: To adjourn the meeting at 8:35 PM



Hana Jaquays
Recording Secretary

Neal Wolfson
Chairman