

JOINT WORK SESSION -- COUNCIL & PLANNING COMMISSION
JUNE 26, 1972

Present: Mr. Stone, Davis, McIntire of Council, Mr. Wells, Maxton, Tate Elliott, Ackerman of Planning Commission

Black Oak:

Mr. Robert Archdeacon summarized the Black Oak proposal. 3 acres B-1, 10 acres R-3, 20.8 acres the area presently existing R-1 was pointed out.

12.4 acres R-1, 9.4 acres B-2, 1.4 acres, 70.8 acres R-3 being requested.

Present request -- drop 1.4 acres from northwest corner, 11.4 acres for park, additional 11 plus acres to park (revine). Limit R-3 to 330 units for condominiums. Leave ^{leave} revines. Limit business to no more than one gas station. Develop entire frontage of Clio Road with this project. Widen Clio Road along entire frontage.

James Singer presented his proposal. Calls for 7 1/2 condominium units per acre, 150 units total. Suggest trading any B-1 as an acre-to-acre basis. Allow 75 single family. Density could go to 8.5 units per acre if private streets allowed.

Council expressed interest in having public streets, not private.

Harold Wells -- Planning Commission opposed the density of multi-family units, not only Black Oak but all apartment units. Planning Council also recognized that the topography called for multi-family. Concerned about strip business zoning. Overall density of Weller Farm in 3 1/2 unit per acre, per Bob Archdeacon.

Maxton -- objected to B-2 zoning along Clio Road.

Brainard -- could provide for limited access into Clio from business areas.

Ackerman -- wants more single family lots. Comment -- condominiums development not covered by zoning laws, must be controlled by covenants. State law covers balance of this type development. Wells believe 330 units condominiums still too great a density.

McSherry -- topography a serious consideration -- 70 feet of fall from northeast corner to large swale.

Original master plan showed Clio being industrial. Change by Planning Commission to multi-family on east side.

Bill Rogers -- for Black Oak -- upheld condominium development. Condominiums represents way to live in the future. New type ownership. Thinks by working together can work out differences between private and public ownership of roads by use of variances. Wells think the flexibility for public streets is presently contained in the zoning ordinance 15/61.

Swales are a large problem in the north side.

Mr. Davis -- questions John Black. Has there been any plan in the future concerning balance of Weller farm. Brainard stated no present plans because Weller states he will not sell the farm now. Weller bound by agreement with Black Oak to join in any future development of the land.

Encl. 9:13 P.M. -- Put an agenda for July 10 meeting for a vote by Council.

Acro Development -- 70 acres at northwest corner of 725 and Bigger Road to Council on appeal.

Mr. Archdeacon presented the appeal.

26.1 acres B-2, 36.78 acres R-3. Showed new plan -- 24 acres E.C. along Alex-Bellbrook Road, B-3, 38 acres, a type of commercial facility, retail sales, major access off Bigger Road. B-2 to north for limited business, office, 14 acres B-2. Clio Road will go through the wooded area and retain as many of the trees as possible. All residential removed.

Harold Wells -- stated would be no control of tree destruction, etc. Recommended E.C. so they could control the layout and save trees.

Archdeacon -- need people in the area to support the business.

Southernmost portion about 850 feet deep from Alex-Bellbrook Road. Archdeacon stated land owned by Acro to the east of Ackley would be retained as single family homes. Karras, etc., did not object.

Karras has no present commitments for office, park, and other development in the area. No one will commit themselves until land rezoned.

Maxton and Wells want E.C. at north end to protect the woods, trees, terrains, etc.

Will ultimately be a major corner -- Clio and Bigger Road.

Encl. 9:36 P.M.