

## ZONING BOARD MINUTES OF MEETING HELD FEBRUARY 22, 2000

A regular meeting of the Charter Township of Texas Zoning Board was held on Tuesday, February 22, 2000 commencing at 7:00 p.m. at the Texas Township Hall.

Members present: George Sprau  
Barbara Huber  
Bryan Lewis  
Suzzette Deaux  
Tom Hamming  
Steve Woollam

Member absent: Steve Bosch

Supervisor Ron Commissaris, Trustee Richard Craven, Zoning Administrator Jeff Mais, Planning Consultant Jay Kilpatrick, Township Attorney Lynda E. Thomsen, and approximately 30 interested persons were also present.

### 1. CALL TO ORDER and ROLL CALL

Vice-Chairman Sprau called the meeting to order at approximately 7:00 p.m. Roll was called with the results shown above.

### 2. SET AGENDA

The agenda was not changed.

### 3. APPROVAL OF MINUTES and MISCELLANEOUS

Ms. Huber **moved** to approve the minutes of the January 25, 2000 meeting. Ms. Deaux **supported** the motion, and it carried.

### 4. Pubic Hearing Texas Corners Land Use Plan

Mr. Sprau opened the public hearing on the Texas Corners subarea of the Land Use Plan. Mr. Kilpatrick addressed those present to explain the proposal. Work began about 1 1/2 years ago to update the Land Use Plan. Looking ahead 20 to 30 years, a population increase of about 9,000 is

expected. The concept in the proposed plan is to concentrate the growth north of R Avenue and east of the lakes, where public water and sewer will be available.

Texas Corners is already of node of commercial in the Township, and there is a likelihood of additional commercial development in the corners area. For several reasons, work was done to develop a future land use map limited to this area. There will be an opportunity in the corners to create a little "village" area that is walkable without fostering sprawl. The plan shows a "ring road" system that (if developed) would enable some additional development of uses that do not require a high level of exposure to traffic. The streets that are shown on the map are long-term proposals, which will only happen if property owners decide to pursue them. There are some traffic issues in the corners that had already been discussed with the Road Commission. Drainage at the corners is also an issue, so a new stormwater detention facility is part of the proposal. Streetscape improvements and pedestrian-scale streetlighting, along with the possibility of sidewalks, are all part of this sub-area plan.

Mr. Sprau then explained that the Land Use Plan is a guideline for long-term development in the Township. It is not a law like the zoning ordinance. This hearing is on the plan for the direction of growth in the Texas Corners area.

Tony Badalamente, 9251 West "R" Avenue, commented that in his opinion, additional roads would cause more commercial development, and hence more traffic problems. Wouldn't widening existing roads be sufficient? Mr. Sprau responded that the Road Commission controls the roads, and they have plans to widen Q Avenue and 8<sup>th</sup> Street. The Road Commission seems to be willing to make some adjustments at the intersection, to add left turn lanes and other features, but not a traffic light.

Mr. Badalamente said it seems like adding roads in a commercial area will lead to more traffic and additional lighting. Those concern him. Aesthetically, the Township looks good now, but he can already see some deterioration. Mr. Kilpatrick responded by saying that the traffic counts show 9,200 cars per day on "Q" Avenue, west of 12<sup>th</sup> Street. Normally, according to the county, a 2-lane road can handle 20,000 cars per day, but no residents agree with that. Promoting a compact, livable commercial area with a village feel does not add to that problem. The plan has barriers to through traffic. However, "O", "Q", and "R" have the potential to be major through roads. The Township is trying to avoid that for "O" and "R" by designating them as natural beauty roads. A Road Commission representative said recently that "Q" Avenue would become a 5-lane road. That is not what people in the Township want, and the hope is that the streets shown on the plan will help take some of the pressure off "Q" Avenue. For north and south traffic, 8<sup>th</sup> Street will, by necessity, be very important. The hope is to limit the uses in the Texas Corners area to neighborhood commercial, not regional commercial, so that they do not cause increases in through traffic.

Mr. Badalamente asked what is to be done to preserve green areas? Mr. Kilpatrick responded that the plan recommends that the site plan review standards of the ordinance should be improved, and that landscaping standards should be added. He also recommends that provisions for shared parking should be added, so that the parking can be appropriate without requiring more than is necessary.