

Town of Richmond
Development Review Board
Debriefing Notes
Meeting of May 12, 2021

These debriefing notes are considered the minutes of the above dated DRB meeting for the Town of Richmond. The full video of the meeting can be accessed at the following link:

<https://archive.org/search.php?query=MMCTV&sort=-publicdate>

DRB Members

Present: David Sunshine (Chair), Roger Pederson, Mathew Dyer, Padraic Monks, David Schnakenberg

Excused: Alison Anand(alt)

Staff: Keith Osborne

Others present: Jay Renshaw, Scott Homsted, Chuck Farr, Mark G., J. Weid, Wendell and Sharon Dwire, Rachael Atkin, Judy Rosovsky, Jason Webster, Kerry Walker, Jason Barnard, Julia Osbourne, Laura Billingsley, Josh Arneson, Wright Preston, Julia Cosby, Peter Swain, Sue Roberg, Cori Weiner, Pete Halverson, Kristen Bower, MMCTV Live, (616 834-2241, 802 324-2298)

Meeting opened at 7:00 pm

Applications:

SUB 2021-01/CU2021-01/SP2021-01 Buttermilk, LLC (mm 8:12-9:21) 7:03-7:04

Request to amend the master plan, conditions of approval, and phasing plan of an existing PUD. Property at 74 Jolina Court is located within the Jolina Court District. Applicant has requested a continuance to either August or September.

Motion to continue application to the August 11, 2021 DRB meeting.

Introduced by David Sunshine, seconded by David Schnakenberg

Approved: 5-0

Denied: none

Abstained: none

SUB 2020-111 Peggy Farr Revocable Trust (mm 9:22-34:08) 7:04-7:29

Public hearing continued from April 14, 2021 for Randall Farm subdivision. Applicant proposes subdivision of a 220.9-acre parcel into 5 new lots consisting of 4 residential lots ranging in size from 3.7 acres to 9.1 acres with a remaining silviculture lot of +/-193 acres. Subject property located at 180 East Hill Rd, Parcel ID EH0180, in the Agricultural/Residential Zoning District.

Motion to approve preliminary subdivision

Introduced by Matthew Dyer, seconded by David Schnakenberg

Approved: 4-0 with the following conditions:

1. **Waiver for Master Plan for remaining lands denied.**
2. **Remaining lands use description to be presented at final subdivision review following the criteria of section 610.1.**
3. **Remaining lands use description to be placed on final plat and described in subdivision covenants.**
4. **Denote paved road apron on plat**

(continued)

Abstained: none

Recused: David Sunshine

Notes on Randall Farm: Applicant went through the changes from the original plan which included the shortening of the access road and the elimination of one lot. Discussion on the request for a master plan ensued and focused on the need to clarify what the overall plan for the remaining lands is. Silviculture appears to be the plan and will need to be denoted on the final plat and potentially in the covenants (see conditions of approval).

CUR/SPR 2021-03 Kerry Walker dba Balance Yoga (mm 34:09-48:35) 7:30-7:44

Applicant proposes a modification to approved site plan 2019-105. Request for the construction of a 30x30 (900 sq. ft.) covered deck for the purposes of conducting outside yoga classes during the warm season. Further, the applicant proposes a 123 sq. ft. increase to the approved building foot print of 1,645 sq. ft. resulting in a total new footprint of 1,768 sq. ft. for the purposes of additional space for professional services.

Motion to approve application.

Introduced by Roger Pedersen, seconded by Matthew Dyer

Approved: 5-0 with the following conditions:

1. **Application amended to include Willow Barn, LLC**
2. **The request for phased parking to accommodate deck use approved. Parking to follow section 6.1.2 of the Richmond zoning regulations.**
3. **Square footage for main structure to be updated to reflect expansion on final plans.**

Denied: none

Abstained: none

Notes on Walker application: Discussion centered on parking, the need to clarify the proposed building square footage and the effects of Covid on the overall proposal.

SP 2020-164 Town of Richmond (mm 48:36-1:15:35) 7:45-8:12

Major Site Plan Amendment to install a gate at Andrews Community Forest. Property located at 1129 East Main Street, Richmond, and within the Agricultural/Residential Zoning District.

Motion to approve application as submitted.

Introduced by David Schnakenberg, seconded by Matthew Dyer

Approved: 5-0

Denied: none

Abstained: none

Notes on ACF: Applicant explained the history and process that the ACF board went through to get to their decision on the installation. Further discussion on the merits of the application and purpose for review. Public comment was offered.

SUB 2020-15 Huntington Homes, LLC (mm 1:15:36-1:46:25) 8:13-8:54

Subdivision Preliminary Review for a 9-lot subdivision (creation of 8 new lots, Sylvan Knoll – Phase II). Further a Boundary Line adjustment is requested for existing lot 3 (+/- .54 ac) and lot 4 (+/- .56 acres) of Sylvan Ridge Phase 1. Subject parcel located at 952 Kenyon Road, Parcel ID KR0952 in the Agricultural/Residential (A/R) Zoning District

Motion to approve preliminary application.

Introduced by Pdraic Monks, seconded by David Schnakenberg

Approved: 3-0 with the following conditions:

1. **Waiver for Master Plan for remaining lands denied.**
2. **Remaining lands use description to be presented at final subdivision review as per section 610.1.**
3. **Remaining lands use to be placed on final plat and described in covenants (continued)**

4. Large animal habitat to be denoted on plat and narrative language to be presented on any proposed disturbance.

Abstained: none

Recused: David Sunshine, Matt Dyer

Public Hearing left open

Notes on Huntington Homes: Applicant gave a synopsis on the proposal, explaining the road systems and emergency vehicle turn -arounds as well as soils and trail reconfigurations. Discussion gave way to the waiver requested for the remaining lands master plan with a resolution that the use of said lands to be denoted on the plat and covenants. Additional discussion on road maintenance as well as large animal habitat located on lots 9 and 10 and the need to clarify and denote proposed disturbance of habitat.

Other Business:

- Approve minutes from April 14, 2021 DRB meeting.
Unanimously approved

Motion for board to go into deliberative session

mm 1:42:00

Introduced by David Sunshine, seconded by Matthew Dyer

Approved 5-0

Denied: none

Abstained: none

Motion to come out of deliberative session

mm 1:42:14

Introduced by Mathew Dyer, seconded by Padriac Monks

Approved 5-0

Denied: none

Abstained: none

Decision rendered on the following applications: Randall Farm Subdivision, Kerry Walker, Town of Richmond and Huntington Homes Subdivision, see above.

mm 1:42:20- 1:45:20

Motion to adjourn

Approved unanimously

Adjourn: 9:23 pm