

Planning Commission Site Visit
September 15, 2020

Parcel/address: 8309 Ridge Drive, parcel 0507-352-8560-8 (Ruegsegger farm)

Purpose: Confirm possible residential building and driveway locations for potential buyer of property

Present: Martha Gibson, Jerry Judd, Lynn Pitman, Alex Elkins, Filip Sanna, Rick McKay (neighbor)

Filip Sanna is interested in purchasing the property parcel and building a house there. He has had preliminary conversations with an architect and others about a building site. The current house and property is at the bottom of Brunson Road. The house is in poor condition, and the significantly high water levels in the basement have been a long standing problem. The house is situated in a low area into which the surrounding steep ridges drain. There is a stream close to the house, and the flat field extending from the house and building area is cropped and low-lying. Given these water drainage patterns and a trend toward rising water tables, rehabbing the existing house is not a viable option. It is expected that the house would be demolished.

Mr. Sanna is interested in building a house of 2000 square feet or less at the edge of the woods and the base of a small hill/ridge, one the other side of the drive from the existing house. The incline at the proposed site appears to be in the range of 10 degrees, and is close to 2 existing barns. The site is on higher, sandy ground, and could be constructed so that any runoff from the ridge in back of it would be diverted. The proposed site area meets the township land use plan criteria.

Mr. Sanna proposed two driveway possibilities to the building site, both of which would extend the existing driveway past and existing barn and outbuilding that are expected to be retained.

One possibility under consideration by Mr. Sanna, which would run behind the existing buildings, did not meet approval. That driveway path did not provide the width or the turn required by the land use plan. Because it ran along a steeper incline, it appeared that drainage problems also could be an issue.

Plan and board members recommended the second option that Mr. Sanna was considering. That driveway path would be in front of the existing buildings. It would be on drained land, has only a slight incline, and provides enough room for the required driveway width and turnaround space required by the township land use plan and driveway ordinance.