

Site Visit Notes from April 17, 2021**Richard McKay****Parcel across from 8646 Nessa Road**

Members of the Primrose Planning Commission and Town Board (Gretchen Hayward, Steve Flach, Jerry Judd, Martha Gibson, and Alex Elkins) met with the owners of the parcel for an inspection of a possible home building site, an agricultural equipment storage building, and a driveway. The site is on a parcel that has an existing field road leading from Nessa Road to the top of a hill to the south. It is directly across the road from a recently approved building site to the north of Nessa Road, which uses the same field road that extends north of Nessa Road. The owners of the property that was inspected on 4-17-21 are not sure if they are going to build a house, and equipment storage building, or both. They are currently farmers in Primrose Township and their ability to place agricultural buildings is based on that status. The proposed house site and equipment building site appear adequate. The proposed driveway follows an existing field road, but it may be possible to build a driveway that is more direct. The committee will want to see evidence of any past agricultural use on the proposed sites and information on elevation and topography. However, based on visual assessment and historical knowledge, the prior use and elevations appear adequate. Since there is a property across the road which may be developed, the committee recommended informing the owner of that property that this location appears to have a suitable driveway and building site, located across the road. The committee discussed the 500 for advisory regarding proximity of buildings and driveways and felt that both property owners to the north and south of Nessa Road have legitimate claims to a driveway and building site, and there should not be a "race" for one owner to build and try to prevent the other owner from doing so. The topography and geographic features of the properties should allow for adequate privacy of residents to both the north and south of Nessa Road.

Site Visit Notes from April 17, 2021**Dione Babler****Parcel across from 288 Primrose Center Road**

Members of the Primrose Planning Commission and Town Board (Gretchen Hayward, Steve Flach, Jerry Judd, Martha Gibson, and Alex Elkins) met with the owners of the parcel for an inspection of a possible retirement home building site. The site is in a field across the road from the existing house. The owners appear to qualify for a retirement home. The proposed home site is in a field that has been grazed by cows and is adjacent to a neighbor's property and buildings. The proposed house site appeared to be well within 500 feet of the neighbor's driveway, buildings, and house. The committee felt the house site appeared acceptable, but that because of the proximity to the neighboring buildings, driveway, and house, it would be best to inform the neighbors and obtain their agreement, if possible, for the proposed house site. The owners said they have mentioned the issue to the neighbors and have not heard back yet. The committee felt that a communication from the township could be sent to make the process more formal and less stressful for the property owners.

Site Visit Notes from April 17, 2021**Steve Halverson****Parcel across from 686 State Highway 92**

Members of the Primrose Planning Commission and Town Board (Gretchen Hayward, Steve Flach, Jerry Judd, Martha Gibson, and Alex Elkins) met with the owner of the parcel for an inspection of a possible retirement home building site. The owner had staked out the proposed site in a wooded area directly across Highway 92 from a current house. There is a potential driveway site directly across from the existing driveway on the other side of the HWY 92. This appeared suitable to the committee, but the final decision will be made by the state since HWY 92 is a state road. There is an existing field road to the north that exits off HWY 92 and could also lead to the house site, but that would involve a longer driveway and driving heavy

farm equipment along HWY 92 in order to get from the current driveway to across the road, and that involves a potential safety hazard. The house site is in the woods and appears adequate.

Site Visit Notes from April 17, 2021

Connie Fox

170 Peerless Road

Members of the Primrose Planning Commission and Town Board (Gretchen Hayward, Steve Flach, Jerry Judd, Martha Gibson, and Alex Elkins) met with the owner of the parcel for an inspection of a possible home building site and driveway. The site is on a parcel that dates from the mid-1970's and is over five acres in size. A drive from Peerless road to the top of a hill on the property is in place and apparently a driveway was approved for that site over 20 years ago. The drive is made of dirt and is not finished or engineered based on the proposed house site. The house site was staked out, and it would be built into the side of a hill. The existing dirt driveway would be engineered and built to serve the new house site. The parcel and site appear to be acceptable for a house. The driveway would have to meet all requirements for acceptability in terms of the grade, erosion control, and an adequate emergency vehicle turnaround site. A septic site has been identified which is in the woods in between the house site and Peerless Rd. The primary issue will be developing an acceptable driveway and erosion control plan and submitting the materials to the Commission for further review, along with documentation of the elevations and grades of the driveway. The committee members noted that erosion control may also be an issue for the house since it will be built into the side of a hill.