

Planning Commission

Regular Meeting Agenda

Tuesday, January 6, 2026
7:00 p.m., Historic Bowne Township Hall



1. Call to Order
2. Roll Call
3. Approval of Agenda - MOTION
4. Approval of Meeting Minutes
 - a. Regular Meeting Minutes:
 - i. December 2, 2025 - MOTION
5. Acknowledgment of Visitors
6. Public Comment and Correspondence Concerning Items Not on the Agenda
7. Commissioner Comments
8. Public Hearings:
 - a. None
9. Old Business:
 - a. None
10. New Business:
 - a. 11602 64h Street - Park Landing Condominiums Site Plan/Site Condo Review

11. Public Comments

12. Adjourn

Respectfully submitted,

Bradley S. Kotrba, AICP

BOWNE TOWNSHIP PLANNING COMMISSION

ADOPTED MINUTES

REGULAR MONTHLY MEETING

TUESDAY, DECEMBER 2, 2025, 7:00 p.m.

The Bowne Township Planning Commission's regular monthly meeting was held at the Historic Bowne Township Hall, 8240 Alden Nash Avenue SE, Alto, Michigan, Kent County.

1. CALL TO ORDER:

The meeting was called to order by Member Oosting at 7:00 p.m.

2. ROLL CALL:

MEMBERS PRESENT: JIM OOSTING – CHAIR

JAY BARNHART

DAVID FUSS – TOWNSHIP BOARD REPRESENTATIVE

FRED OESCH

ROGER GRAHAM

DAVE HOEKSTRA

NOT PRESENT: LARRY WINGEIER

SARAH LARSON – SECRETARY

SHAWN WENGER

OTHERS PRESENT: BRADLEY KOTRBA – TOWNSHIP PLANNER, WILLIAMS & WORKS

SIX MEMBERS OF THE PUBLIC

3. AGENDA: MOTION

Chairman Oosting inquired of the Commission if any changes to tonight's agenda were required. After hearing none, Commissioner Graham motioned to accept the agenda submitted for the December 2, 2025, regular Planning Commission meeting, seconded by Commissioner Barnhart. Motion carried.

4. MINUTES: MOTION

Chairman Oosting asked if there were any changes, additions, or corrections to the November 11, 2025, regular Planning Commission Draft Meeting Minutes. Commissioner Graham motioned to accept the November 11, 2025, meeting minutes with one correction, and Commissioner Hoekstra supported it. Motion carried.

5. ACKNOWLEDGEMENT OF THE PUBLIC

Chairman Oosting acknowledged and welcomed the members of the public.

6. PUBLIC COMMENT AND CORRESPONDENCE CONCERNING ITEMS NOT ON THE AGENDA

Chairman Oosting asked the public members if they would like to comment on any item not on tonight's agenda. There were no other comments.

7. COMMISSIONER COMMENTS

No comments.

8. PUBLIC HEARINGS:

- a. None

9. OLD BUSINESS:

- a. Bowne Township Master Plan

Oosting asked if Kotrba summarize the Master Plan public survey and provide the Planning Commission with instructions as to the next steps to get the survey started. Kotrba stated that the principal reason for meeting tonight was to quickly review the updates to the public survey that was supplied in the Commissioner's Packet. If the Commissioners has any questions or concerns with the final edits, the next step would be to confirm the final method of delivery to the public. Kotrba explained that it was made clear that the Township Planning Commission would like to deliver a hard copy to all property owners in the Township through the mail, but also provide links and codes to connect to the online version if the survey taker would like to do so. He noted that has been done. What he would like to confirm is the method of return to the consultant. He noted that because the surveys were being delivered to the Township property owners, the survey, while mentioning that it is anonymous, would not necessarily be if they returned the survey in their tax bill envelope or dropped it off at Township Hall. It would be easier to have a pre-addressed return envelope included in the mailing that would be sent straight to the consultant's office to maintain the survey takers confidence in its anonymity.

61 The Commissioners did not feel that this was a critical issue with the return process of the
62 survey. They felt that if the Township was willing to stuff and mail the survey with the tax
63 and/or sewer bills (if applicable), they don't see it a big concern if the person returns it in
64 person to Township Hall or if the taker mailed it back in the tax bill envelope with their
65 name and address on it. They felt that if the person is concerned about anonymity the
66 person still does have the option of taking it online which is completely anonymous and not
67 bother returning the hard copy version. Kotrba stated that he wanted to bring this to the
68 Commissioners attention before the final draft was delivered for mailing. Finally, Kotrba
69 wanted to confirm how the returned hard copies, either via mail or drop-off, were delivered
70 back to Williams & Works. It was stated that the hard copies would be both held at the
71 Township Offices to be picked up by the consultant or delivered by the Township to the
72 consultant and that they can also be scanned in and then the scanned pdf can be emailed
73 back to the project manager. Kotrba clarified that all copies of the returned hard copy
74 survey must be kept at the Township Hall for pick up or delivery. If the hard copies were
75 retained for transparency purposes and a copy of each of those were also sent to the
76 project manager, that double counting may take place. He mentioned that he will discuss
77 this with the Township Clerk because she is the elected official charged with maintaining all
78 the mail incoming to the Township and keeping records of it. That is all Kotrba wished to
79 discuss and needed the Planning Commission to determine at this meeting. Oosting thanked
80 Kotrba and was glad the survey would be distributed and then would remain open until
81 March 1, 2026 for public comment.

82 **10. NEW BUSINESS:**

83 a. None

84 **11. PUBLIC COMMENTS:**

85 a. There were no comments.
86

87 **ADJOURN**

88 Commissioner Graham made a motion to adjourn the meeting, which Commissioner Oesch
89 supported. The motion carried, and the meeting was adjourned at 8:12 PM.

90
91 Bradley Kotrba
92 Recording Secretary

williams&works

engineers | surveyors | planners

MEMORANDUM

To: Bowne Township Planning Commission

Date: January 2, 2026

From: Tanya DeOliveira, AICP
Bradley S. Kotrba, AICP

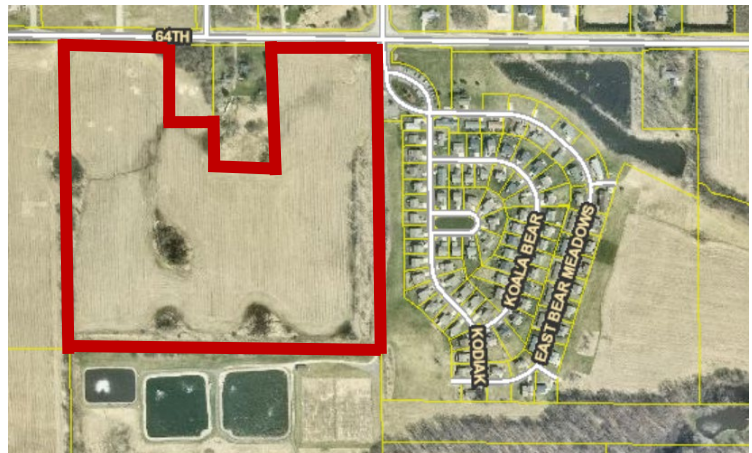
RE: **11602 64th Street SE - Park Landing Site Condominiums – Preliminary Site Condominium Review**

Steve Hanson of SGS Land Company, LLC, has applied for a site plan review to develop a single-family site condominium project at 11602 64th Street SE (PPN 41-24-04-300-016). The purpose of this memorandum is to evaluate the request pursuant to the Bowne Township Zoning Ordinance and Land Division Ordinance/Site Condominium Ordinance.

Background. The subject property is approximately 34.4 acres recently conditionally rezoned into the R-3 Urban Residential zoning district. The applicant is proposing to develop approximately 35.38 acres of this property into a site condominium development with 60 lots. There are about 5.97 acres of proposed green space with a trail. There are also drainage easements and stormwater management areas that cover much of the site. All lots are intended for single-family homes. The property currently contains farmland, trees, and two areas of standing water. Single-family dwellings are allowed by right in the R-3 Urban Residential zoning district.

Condominium Review Process. Article 5 of the Bowne Township Land Division Ordinance defines the process and required materials for review of site condominiums, which generally conforms to the following procedure:

Sketch Plan Review by Planning Commission (Step 1). At this stage, the Planning Commission informally reviews a conceptual sketch of the plan for adequacy and provides feedback on the overall development concept. Comments made by the Planning Commission at this stage are intended to give direction to the applicant regarding the comprehensive plans but are not to be considered binding commitments.



Preliminary Plan Review by Planning Commission (Step 2). After receiving feedback from the Planning Commission in Step 1, the applicant will submit a preliminary plan for review by the Planning Commission, containing all applicable information required by the Zoning Ordinance and Land Division Ordinance. The developer must send the project to the Kent County Road Commission, Kent County Drain Commissioner, Kent County Health Department, MDOT, EGLE, and others as appropriate. During this step, the Planning Commission may hold a public hearing and shall vote to approve, approve with conditions, or deny the project.

Planning Commission Final Approval (Step 3). Once the preliminary plan substantially meets the Bowne Township Land Division Ordinance and Zoning Ordinance requirements, the applicant may prepare a final site condominium plan with revisions for review by the Planning Commission. The Planning Commission may approve, approve with conditions, or deny the final site condominium plan.

Preliminary Plan Review. Article 5 of the Township Land Division Ordinance defines the process and required materials for a preliminary review of site condominiums. Following are our general comments on the condominium plan.

- 1) Completeness of Submittal. Section 5.05 of the Land Division Ordinance provides a list of information that developers must include with all applications for preliminary plan review by the Planning Commission, including information required by Section 66 of the Condominium Act. The applicant has submitted many of these items; however, the developer has not included the following items:

Section 66 of the Condominium Act:

- Signature and seal of the licensed architect, the licensed professional surveyor, or licensed professional engineer who prepared the site plan
 - This section requires a notice as required in Section 66 (2)(a) of the Condominium Act.
 - Signature and seal on the property survey
 - The correct site boundaries. According to information from Kent County, two separate parcels are surrounded by the site and have access from 64th Street. The existing site plan shows the larger parcel to the east but not the parcel to the west. The smaller parcel is shown as a proposed split even though the County already shows that the smaller parcel has been split and is owned by another party. This information needs to be confirmed and provided in an updated application.
- 2) Conformance with Zoning. Section 5.08 of the Land Division Ordinance requires that all single-family detached site condominiums be subject to the standards of the underlying zoning district. The subject property is in the R-3 Urban Residential zoning district. Section 8.05 of the Zoning Ordinance provides height, area, and dimensional

requirements. All 60 lots that are identified on the site plan meet setback, minimum lot area, and minimum lot width standards.

- 3) Utilities. Section 5.09 of the Land Division Ordinance requires that the preliminary plan include all necessary easements for public utilities. There is an existing gas utility easement on the northwest corner of the property. The applicant is proposing a private ("community") system for water and sewer, with approval from the Kent County Health Department. Stormwater will be addressed on-site through a combination of aboveground drainage easements, underground piping and culverts, and stormwater management areas. The developer indicates stormwater infrastructure and other public utilities such as electrical, telephone, and fiber optic in the development underground.
- 4) Master Deed. The applicant has not submitted a Master Deed, bylaws, or any supportive information to be recorded with the Register of Deeds for the condominium development. This will be required as a required component of the Condominium Act, and the Township Attorney prefers to receive his at the end of the process after any PC approval. . The Planning Commission may include an approved Master Deed as a condition of approval.
- 5) Private Road Maintenance. Section 3.24 I of the Zoning Ordinance provides standards for maintenance and repair of private roads. This maintenance agreement defines a property owners' association's responsibilities; private road maintenance agreements will be outlined and assigned in the Master Deed. A maintenance agreement between the applicant and the Township, identifying responsible entities for maintaining and repairing all easements, is also required. This maintenance agreement must be submitted to the Township for review and approval according to Section 3.24 I. A statement on the site plan includes that "the paved roadway shall be swept clean as needed, but at least once a week." The Planning Commission may have the Township Engineer review this as a condition of approval.

A review of the design and construction standards on the private road follows later in this report.

Site Plan Review Standards. To approve a site plan, the Planning Commission must consider standards found in Section 18.07 B of the Zoning Ordinance. Additionally, private road approval requires these standards met. These site plan review standards are below, along with our comments on each:

1. Vehicular access and parking: The provisions for vehicular loading and unloading and parking and vehicular and pedestrian circulation on the site and onto adjacent public streets and ways shall not create hazards to safety and shall not place demands on public services or facilities above capacity. All buildings and structures shall be accessible by emergency vehicles.

Remarks: The applicant is proposing a private drive ("Manna Drive") off of 64th Street and a private court ("Manna Court") to serve the condominium units. The presented point of ingress/egress from 64th Street appears appropriate, as the street network creates access for all sites in and out of the development. A cul-de-sac are presented within the site to provide access to all condominium units.

There is also a four-foot wide sidewalk network that runs along the streets that connects to an on-site mulched-trail within the common green space on the southern portion of the site. The width of the trail is not provided. The sidewalk network provides pedestrian access and connections for all units except for four units on the southern part of Manna Court.

The Planning Commission may ask:

- that these four units also be granted access to the sidewalk network;
- to align with best practices and ADA compliance, that the sidewalk network be at least 5 feet wide; and
- to provide clarity on how wide the mulched trail will be.

The review and approvals from the Kent County Road Commission and the Fire Department may also be requested as conditions for approval to ensure adequate circulation and emergency vehicle access.

2. External effects (general): Noise, odor, light, dust, dirt, smoke, or other external effects from any aspect of the proposed use shall not adversely affect adjacent and neighboring properties or uses. The site plan is harmonious with, and not harmful or objectionable to, existing and future uses in the immediate area. The site plan shall be adequate to provide for the health, safety, and general welfare of the persons and property on the site and in the neighboring community.

Remarks: The applicant is proposing all single-family residences permitted by right in the R-3 Urban Residential district. Other neighboring land uses include single-family homes and farms. The proposed single-family homes and private roads should not create external impacts that would adversely affect adjacent properties or uses.

3. Public services and utilities: The location, availability, and compatibility of necessary improvements, including but not limited to sewage collection and treatment, potable water supply, storm drainage, lighting, roads, and parking facilities, are considered to determine whether necessary improvements will adequately serve the use. The location of utility distribution lines or associated utility installations shall avoid adverse impacts both to neighboring properties and the site.

Remarks: Please see our notes on Utilities above. Underground utilities limit their impact on neighboring properties. The site plan indicates the proposed locations of the public sewer system and stormwater drainage systems.

The stormwater will be treated on-site, as detailed on the site plan and in the “Stormwater Management Design Summary” report that is submitted as a part of the application. Onsite, the stormwater will be directed to flow via a series of above-ground drainage easements over some of the individual lots and via underground pipes and culverts to one of three on-site stormwater management areas. The Planning Commission should note that 32 of the 60 sites are impacted to some degree by a drainage easement or stormwater management area. Some of the sites have a notable amount of the individual lot, including up to half a lot or more, within a stormwater management area, including lots numbered 1 – 5 and 38 – 43. This means that people who build and live on these sites should not place or remove materials within the stormwater management area or stormwater mitigation within the entire development will be impacted. Furthermore, some of the individual lots effectively have a reduced buildable area. The Planning Commission should carefully consider the potential impact on people who build and occupy these particular sites.

Water lines are shown, including the location of fire hydrants. The applicant does not propose lighting in the site plan. Considering the lack of street lights in the surrounding area, these are likely not necessary in the condominium development, nor are they required by the Ordinance.

The private road must comply with Section 3.24 of the Zoning Ordinance. The proposed private road in the site plan and off-street parking requirements are satisfied at each single-family home location. The Planning Commission may also include compliance with any stipulations of the Township Engineer as a condition of approval.

The Planning Commission may also defer to the Township Engineer, County Drain Commissioner, and County Health Department for additional comments regarding the location, type, and size of proposed utilities.

4. Dimensional requirements: The dimensional arrangement of buildings and structures shall conform to the required yards, setbacks, and height restrictions of this Ordinance.

Remarks: Please see our comments on Conformance with Zoning above.

5. Building arrangement: The proposed buildings and structures shall have a harmonious relationship to the site terrain, landscaping, open space, and other buildings and

structures, existing and proposed. The bulk, location, and height of proposed buildings and structures and the general character of the development shall minimize any adverse effect on other property uses in the surrounding area. It shall not place demands on public services or facilities above capacity.

Remarks: The proposed residential homes are expected to be harmonious with the surrounding environment. The area's general existing land use pattern contains a mix of residential and agricultural uses. Trees along the western and eastern borders of the site provide a buffer between the edge of the site and the adjacent parcels. Along most of the southern edge of the site, a common green space will provide a buffer.

The homes will be connected to a private water and public sewer system, which will not impact others in the area. Other utilities should not place excess demands on public services. Subject to any concerns from the Township Engineer, the Planning Commission may find this standard met.

6. Drainage of surface water: Proper site surface drainage shall provide the removal of surface waters and will not adversely affect neighboring properties or the public storm drainage system. If practical, stormwater shall be removed from all roof areas, canopies, and paved areas and carried away in an underground drainage system. The peak rate of stormwater runoff from the site shall not increase due to the proposed development, and temporary on-site storage to reduce peak runoff from the site is encouraged. Surface water in all paved areas shall be collected at intervals so that it will not obstruct the flow of vehicular or pedestrian traffic and so that it will not create ponding.

Remarks: As previously noted, the stormwater management system is proposed on-site and includes stormwater calculations. This area is adjacent to an existing residential development. The Planning Commission should defer to the Township Engineer for comments regarding stormwater management on the site and include compliance with any stipulations as a condition of approval.

7. Exterior lighting: All lighting shall be installed and maintained in such a manner as to confine the illumination source or divert glare to the property upon which the use is located and to prevent glare or illumination from adversely affecting the safety or welfare of adjacent property or streets.

Remarks: The condominium development is not proposed on a minor arterial street as defined by Section 3.41 B of the Zoning Ordinance and therefore does not have any lighting standards. The applicant has submitted only single-family homes, and the development does not include street lights. Therefore, lighting will be limited to only that associated with residential uses and not impact the safety or welfare of adjacent properties. The Planning Commission may find this standard met.

8. Signs: Consideration of signs by reviewing the size, location, design, and lighting with adjacent sites; the glare created by the proposed sign, traffic safety, compatibility with adjoining properties, and consistency with all applicable sign regulations. Signs shall be located and designed to avoid creating distraction or clutter.

Remarks: The applicant has proposed no signage on the property. If there is any proposed signage, it should follow Article 17 of the Zoning Ordinance. This should be confirmed by the Planning Commission.

9. Special features: Storage areas, mechanical areas, service areas, truck loading areas, utility buildings, and structures, and similar features shall be located, buffered, and screened to be unobtrusive so as not to interfere with access to or circulation within the site or so as not to detract from the visual impression of the site. Trash containers shall be enclosed on at least three sides by a structure aesthetically compatible with the development and surrounding property. Waste storage areas shall be maintained free from litter and in a sanitary condition.

Remarks: The proposed site condominium would not contain any special features identified in this standard since it would only have single-family homes. Parking and waste would be associated with individual homes at a residential scale. The trail in the common green space area has previously been identified and addressed. The Planning Commission may find this standard met.

Landscaping: The landscape shall be preserved in its natural state, insofar as practicable, by minimizing tree and soil removal. Grade changes made shall be in keeping with the general appearance of neighboring developed areas. Plant materials shall be used to enhance the appearance of the site, screen unsightly or harsh elements, and provide visual relief from significant monotonous features, such as parking facilities.

Remarks: The existing site is broadly an open field with a few trees on the southern half of the site. There are few existing trees on the site. The site plan shows that many of the few trees will be retained, as they are located within the proposed common green space area and along the western and eastern edges of the property. Additional trees are shown in a conceptual manner on the site plan, however specific tree species, heights, and other details are not provided. The limits of disturbance from grading would protect much of the existing tree line. The proposed plan appears to preserve the area's natural landscape and be appropriate in the context of neighboring developments.

Topographic modifications are relatively minor in areas where the individual parcels are located. More significant topographical changes are proposed for the new stormwater management areas to allow for stormwater detention. The Planning Commission may find this condition met.

10. Compliance with all applicable laws: The Planning Commission shall not approve a site plan that violates or that is inconsistent with local, state, or federal laws or regulations.

Remarks: The Planning Commission may include compliance with all applicable laws as a condition of approval.

Private Road. Section 3.24 of the Zoning Ordinance requires a site plan and construction plan for the private road. The applicant provided these for both proposed roads. The Planning Commission should consider our review but also defer to the review by the Township Engineer.

Section 3.24 G provides design standards for roads serving seven or more parcels. Following are those standards, provided by our remarks on each.

1. Be constructed in a workmanlike manner upon and parallel to the centerline of an easement established by a duly recorded conveyance which is not less than 66 feet in width.

Remarks: The applicant has proposed a 66-foot-wide easement. This standard has been met.

2. The building setback for all yards abutting a private road easement shall be measured from the easement line.

Remarks: The site plan indicates building setbacks for all parcels from the private road easement line. This standard has been met.

3. The area in which the private road is to be located shall have a minimum cleared width of at least twenty-eight (28) feet, which clearing shall always be maintained.

Remarks: The applicant has proposed a total constructed space of 25 feet, containing the paved road, valley gutter, and shoulder. The site plan also states that "the paved roadway shall be swept clean as needed, but at least once a week." As a condition of approval, the Planning Commission may confirm that the condo association will be in charge of ensuring that this maintenance plan will be implemented and enforced.

4. Be constructed to sufficiently control stormwater runoff and allow adequate stormwater drainage, such as through ditches built parallel to and on either side of the drive, by sloping the sides of the drive from the center thereof, or by other effective methods, subject to review and approval by the Township Engineer.

Remarks: The applicant proposes to have a stormwater system that is connected to three different on-site detention basins. The system includes stormwater catch basins on the road that include a curb, gutter pan, and stormwater catch basin. The private road is proposed to have a 2% cross slope that would facilitate stormwater runoff to a gutter and eventually a storm sewer. The Planning Commission should include review and approval by the Township Engineer as a condition of private road approval.

5. Culverts shall be placed at all-natural drainage courses or other waterways. Culvert sizes, materials, and grades shall be determined using the Kent County Road Commission storm runoff calculations formula and are subject to approval by the Township Engineer.

Remarks: There are three areas that would require a culvert. One is under part of the Manna Drive on the northwest part of the property, and the other two are along 64th

Street within a new side ditch. These are subject to the review and approval of the Township Engineer.

6. The layout of private roads in respect to their location, intersections, cul-de-sacs, vertical street alignment, street grades, street signs, horizontal curves, curb openings at intersecting streets, and all other design elements shall conform to the KCRC standards for platted streets.

Remarks: The site plan states that "roads within the development are private and will be constructed per Bowne Township standards and specifications." The Planning Commission may include conformance with the KCRC standards as a condition of approval.

7. Have a finished driving surface width of not less than twenty-two (22) feet wide and a 7-foot wide grass shoulder. The road shall be built of a minimum of seven (7) inches of gravel (MDOT 22A or material approved by the Township Engineer) over a 12-inch sand sub-base. The road and shoulder shall be constructed with a two percent (2%) cross-slope for drainage. Bituminous surfacing with a three (3) inch depth, minimum, will be required.

Remarks: The proposed driving surface would be 20-feet wide with a two-foot gutter pan along a six-inch curb. There is no grass shoulder. The applicant has proposed an eight-inch compacted 22A gravel aggregate base over a 12-inch sub-base at a two percent slope. A minimum three-inch MDOT 13A bituminous surface is also presented. Therefore, the applicant meets specific construction requirements as outlined in this standard.

8. All cul-de-sacs must terminate with turn-arounds having a right-of-way radius of 50 feet and a paved turning radius of 28 feet.

Remarks: The applicant has proposed a 60-foot right-of-way radius and 40-foot paved turning radius, exceeding these standards.

9. The location of road easements and site layout must respect the physical features and existing terrain of the site to maximize design and site aesthetics efficiency.

Remarks: The road easement and site layout appear to respect physical features and the existing terrain of the site, as the road is situated to avoid the existing standing water areas. The site is mainly an open space in which the road easement is proposed. This standard has been met.

10. Roads shall have a minimum length of 300 feet and a maximum length of 2,000 feet without having another means of access to a public road.

Remarks: The total roadway length is 2,920 feet. This is beyond the minimum requirement of 300. There are two points of access to a public road meeting this standard.

11. Corner lots located at the intersection of a private road and a public road shall be accessed from the private road if such lots are created or owned by the applicant or seller of the property on which the private road is to be located.

Remarks: There are four proposed corner lots that would be impacted and must meet this standard. There are no proposed driveways shown on the individuals' lots on the site plan, but the Planning Commission may request that this be a condition of approval.

Recommendation. At the January 6th, 2026, meeting, the Planning Commission should carefully consider the public's comments and the applicant's remarks. Subject to these comments, the Planning Commission may approve the site plan. If approved, we recommend the following conditions, along with any others deemed necessary:

1. No demolition or earthwork shall be undertaken on the site until a building permit has been issued consistent with this site plan approval.
2. Before issuing any permits, the applicant shall have paid all applications, permits, and other fees related to this request.
3. Any stipulations of the Township Fire Department, Township Engineer, Kent County Drain Commissioner, Kent County Road Commission, or other approving agency shall be met.
4. The applicant shall receive and submit copies to the Township of all necessary permits and approvals from local, state, and federal agencies.
5. The applicant shall review, confirm, and provide an updated site plan showing the adjacent the parcels not owned by the applicant.
6. The Planning Commission should request any revisions that are necessary for utilities, including stormwater management, if so, decided by the Township Engineer.
7. The applicant shall submit a private road maintenance agreement for review and approval by the Township, which complies with the standards of Section 3.24 I of the Zoning Ordinance.
8. The Master Deed, bylaws and any supportive information shall be approved by the Township Attorney and a final copy submitted to the Township Clerk before recording with the Kent County Register of Deeds.
9. The applicant shall receive approval from and comply with any stipulations of the Township Engineer regarding the private road.
10. The private road shall comply with all Kent County Road Commission (KCRC) standards for platted streets.
11. The Planning Commission should ask for all parcels on Manna Court to be included and accessible by the proposed sidewalk network.
12. The applicant shall require that corner lots located at the intersection of a private road and a public road shall be accessed from the private road.

13. The applicant shall maintain compliance with all applicable local, state, and federal laws.
- 14.