

PLANNING COMMISSION
REGULAR MEETING
MONDAY, OCTOBER 14th, 2019

Chairman Kiss called the meeting to order and the Pledge of Allegiance was recited.

Roll Call:

Present: Dennis Knowlton, Joanne Cammin, Russ Herlache, Joel Kiss, Ron Robishaw, and Ed Thon. Don Scharck was excused. Also present were Bruce Palmer (Planning & Zoning Administrator), Mike Comstock (DPW), Tyson McKinley (DDA), Mrs. Emily Benahl (Texas Roadhouse Rep.), Mr. Bret Hart (Texas Roadhouse Engr.), plus 7 other guests.

Ron Robishaw motioned to approve the Agenda, Ed Thon supported the motion . Motion carried.

Russ Herlache made a motion to accept the minutes from the September meeting as written. Joanne Cammin supported the motion. Motion carried.

Public Comment: Tyson McKinley informed the group that the Township had finally completed the Purchase of the 35 acre parcel of land to the south of Krossroads Park.

There were no PA33 reports.

Ed Thon read the minutes from the September Board of Trustees meeting.

There was no Old Business.

New Business:

- 1) Mrs. Bernahl gave a short presentation on the background of the Texas Roadhouse Restaurant franchise. She stated that it was a community oriented business that had 525 stores nationwide. Mr. Hart discussed development of the site plan and stated that they had attempted to use any existing structure possible when erecting the new construction. He said the only thing they could reuse would be a portion of the current parking area. Then Mr. Palmer took over and discussed the site plan in detail. He then recommended the site plan be approved with the understanding that two requirements needed to be met before final approval. One was that which was the storm water discharge plan approval had not yet been received and the other was that the water connections required needed to be approved by the DPW and Fire Department. Mike Comstock explained what was needed and a short discussion period followed. After a few questions from the board, Russ Herlache made the motion to approve the site plan application SPR-19-03 for Texas Roadhouse Restaurant, at 2508 Tittabawassee Rd. providing the two prior mentioned problems were resolved first. Joanne Cammin supported the motion and the motion carried unanimously.
- 2) Mr. Palmer suggested revisions be made to our current ordinance 155.040 on Ponds. He stated That ponds of 5 acres or larger were closely regulated by the state but ponds which were smaller (from 5 acres down to 200 sq. ft. (1 acre)), had some state restrictions in certain circumstances, but were further regulated by local government. The majority of our current remained the same but some portions were amended. The board agreed to approve the changes and hold a required

public meeting on the subject prior to beginning the regularly scheduled planning commission which will be held on November 4th, 2019.

Comments from Staff/Planning Commission

Mr. Palmer stated that the construction of the new Hilton Hotel was moving along nicely and that Thomas Township was in the process of approving two new solar farms to be built by Cypress Creek Renewables.

Mr. Herlache asked to be excused from the November.

Chairman Kiss stated that the Public Hearing on ponds would be held at the beginning of our next Planning Commission meeting which would be held on November 4th, 2019 @ 7:00 p.m.

The meeting was adjourned at 7:50 p.m.