

**KOCHVILLE TOWNSHIP PLANNING COMMISSION
MINUTES OF REGULAR MEETING
DECEMBER 8, 2014 – APPROVED
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7:00pm: opened with the Pledge of Allegiance.

Roll call: Present: Tony Leuenberger, Joanne Cammin, Ron Robishaw, Don Jackson, and Rhonda Ferrell, and Chair Kiss. Absent Russ Herlache.

Approval of Minutes of November 10, 2014: Mr. Jackson made a motion to approve the minutes of November 10th as presented. Seconded by Mrs. Cammin. Motion carried

Approval of Agenda: Mr. Robishaw made a motion to approve the presented agenda. Mrs. Ferrell seconded the motion. Motion carried.

Public Comment: no comment

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PA33 committees: no comment.

Report from Township Board: Rhonda Ferrell:

- The Board approved Ordinance #14-010 through a public hearing of the DDA/TIF plan. It extends the DDA/TIF plan until 2064.
- The Board approved a reclassification of DPW Support Staff position to Park Maintenance staff for Jake Suppes.
- The Board approved a temporary layoff of Parks/Recreation Support Staff effective December 15, 2014 through March 9, 2015 and the health benefits will be paid by the Township.
- The Board approved a snow removal policy (overtime) as written.
- The Board approved Resolution 14-030: Kochville Township Holiday Operating Calendar.
- The Board approved Resolution 14-031: Commendation of Mike Burger for service to Kochville Township.
- The Board suspended equipment disposal policy which would allow Chief Malesky to auction the Fire Engine #4 for a minimum of \$5,000.
- The Board approved option #2 for a replacement pump for SVSU sanitary sewer lift station at a cost of \$16,360.00.
- The Board tabled Resolution 14-032 water and sewer rates (fee schedule) until next special meeting which is Thursday at 6:30 p.m.
- The Board offered an employment contract to Mel Fosgard as Building Official for 60% of building permits and 60% of plan review fees.
- The Board appointed Lynn Kauer to Zoning Board of Appeals as an alternate.
- The Board approved to add Steve King and Bruce Palmer as back up administrators to the computer system as a safeguard.

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Business Items:

A: Parking lot standards, Accessory Use Ordinance Standards-Brief introduction: Mr. Tony Dier, Planning, presented some ordinance changes proposed by Bruce Palmer, Zoning Administrator. The following proposals were discussed:

- Parking lot related to curbing: where a parcel has adequate open space to provide for water collection and dispersion, has less than 25 parking spaces, and no adjacent parcel or roadway which would be affected by water discharge or runoff. Curbs and gutters may be waived by the PC. The applicant would have to demonstrate runoff into landscaped infiltration areas.
- Double striping: Zoning Administrator will determine exception for double striping.
- Accessory use including accessory building: Large retailers using storage containers for their increase in product inventory for the holiday shopping season, which may cause some enforcement issues.

Mr. Robshaw commented on the ongoing problem of the storage containers throughout the years and the ongoing problem to get rid of them. His concerns are how we can control it, and the fines associated.

Chair: Kiss supported the specific dates with storage containers.

Mr. Jackson would like to see a definition for shipping containers/pods/semi-trailers.

Mrs. Ferrell was not in favor of changing the double striping rule. She would like to see the PC continue to have the full determination on double striping.

The PC committee will look over the proposed ordinance changes and review them next month.

B: Master Plan Discussion-Future Land Use Map: Sarah Traxler, McKenna Associates, passed out a memorandum to the PC concerning the first draft of proposed future land use, master plan amendment sub-areas, and a map of the future land use (proposed).

Ms. Traxler re-organized the future land use categories starting with the least intense to the most intense.

Ms. Traxler is recommending elimination of the B-1 Office Business Commercial category and replacing it with Neighborhood Commercial category.

She proposes a change to the south-eastern area of land in the Bay Road Connection from General Intensive Commercial to Neighborhood Commercial.

She is proposing a change to the area surrounding north of Krossroads Park from General Intensive Commercial to Neighborhood Commercial.

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She would like to propose a change to the area which is east and northeast of the Krossroads Park from Low-Density Transitional Residential to be changed to Multiple-Family and Medium Density Residential.

She proposed a Medium Density Residential area (2 family, duplex) south on Kochville Road across from the water treatment plant.

Discussion with the PC and Ms. Traxler on the future land use designation for the University, water treatment plant, and Kochville Township's public parks because there is not a zoning district for public and semi-public land.

By March the full draft of the Master Plan will be presented to the PC for review and it will be distributed to the neighboring townships and communities.

Ms. Traxler would like to let everyone know, she is conducting a training in Mt. Pleasant on January 14th through MI Association of Planning. It is on planning and zoning essentials.

Other Business: Chair Kiss would like to remind everyone that next month we will be holding election of officers.

Comments from Staff/Commission: Mr. Robishaw would like to commend Mrs. Ferrell on an outstanding job as secretary. Mrs. Ferrell would like to mention Christmas in Kochville that was held on Friday, December 5th. It was a huge success with fireworks and popcorn for the kids.

Adjourn: Next Meeting: January 12, 2015: Chair Kiss wished everyone a safe holiday season. Mr. Jackson made a motion to adjourn. Seconded by Mr. Leuenberger. Motion carried.

Respectfully submitted by,

Rhonda Ferrell, Secretary