

**KOCHVILLE TOWNSHIP PLANNING COMMISSION
MINUTES OF PUBLIC HEARING AND REGULAR MEETING
OCTOBER 13, 2014 – APPROVED
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7:00 p.m.: opened with Pledge of Allegiance.

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

Approval of Minutes of September 15, 2014: Ms. Traxler recommended a change to the PC minutes of September 15, 2014. On page 2 of 3, third paragraph starting with Ms. Traxler, McKenna Associates, delete: "the property goes with the use described in the application" and add "the special use approval is tied to that specific use not the property" (i.e.: it doesn't run with the land). Mr. Robishaw made a motion to approve the minutes of September 15th with changes. Mr. Jackson seconded the motion. Motion carried.

Approval of agenda: Mr. Herlache made a motion to approve the presented agenda. Seconded by Mrs. Cammin. Motion carried.

Public Hearing: Request for Special use at 5200 Tittabawassee Road in Kochville Township for use as a place of worship. The Kochville Township Zoning Ordinance allows a "place of worship" by special use approval in the agricultural (A-1) district.

Staff presentation and overview of petition: Mr. Palmer, Zoning Administrator, spoke on behalf of the Life Church of Michigan. He stated Rev Jon Herron submitted a site plan/special use permit application back in June for the congregation of Life Church of Michigan located at 5200 Tittabawassee Road. He has about 70 people in his congregation. The Golf Center located at 5200 Tittabawassee Road would be appropriately sized for his use. The Golf Center is zoned in an A-1 district and a place of worship is allowed as a special use which goes before the Planning Commission for recommendation then to the Township Board with the Township Board having the final decision. All standards of the zoning ordinance were addressed through plan reviews. The occupancy load will be 299 or less through written agreement. The parking lot will stay as is. If Mr. Herron would cancel his lease and move out, the special use would be revoked. Mr. Palmer stated that Mr. Herron has met the requirements of the zoning ordinance and Life Church would be an asset to the community.

Mrs. Cammin questioned parking. She had stated that Hopevale Church which is located on the corner of Tittabawassee and Center was using the Golf Center parking lot for parking. Richard Resler, co-owner of the Golf Center, addressed Mrs. Cammin's question. He stated that Hopevale Church came to him about 3 years ago and asked permission to use the Golf Center's parking lot for overflow of parking for their congregation temporarily. Since then Hopevale Church is holding 3 services and expanded their parking lot so the church is no longer using the Golf Center's parking lot. Mr. Herlache questioned the traffic flow on Tittabawassee Road when Sunday service would let out and if it would be a potential problem. Pat Curtis, co-owner of the Golf Center, stated he didn't see a problem with the added traffic since it would be Sunday mornings and traffic isn't too busy at that time to cause congestion. There is a left and right turn lane for exiting traffic. There is only going to be one service on Sunday.

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Mr. Palmer stated that the number of services was addressed, and if the congregation exceeds the amount of parking spots, Mr. Herron will have to think about adding another service. Mr. Leuenberger questioned why the architect submitted plans if nothing was changing structurally. Mr. Palmer stated that the plans were for the finished attic.

Mrs. Cammin questioned the number of parking spaces. There are 76 total parking spots. Mr. Jackson questioned how long the lease was for. The lease between Mr. Herron and the owners of the Golf Center is a one year lease with option to buy.

Petitioner presentation: Jon Herron was not present at this time. He represented himself and his intentions at the last PC meeting. Richard Resler and Pat Curtis, owners of the Golf Center, were present in the audience to answer questions. Mrs. Herron was in the audience to answer any questions.

Public comment: no comment

Close public comment

Closing of Public Hearing

Deliberation and possible decision by the Planning Commission: Mr. Robishaw commented that he would like to see in the motion stating special use approval with conditions limited to the current lease/permit. Mentioning the case number was deemed sufficient.

Mr. Jackson made a motion to recommend to the Township Board approval of the special use for Life Church of Michigan to occupy and hold services at 5200 Tittabawassee Road for case # SPR-14-004 and SUP-14-001. Parcel # 18-13-4-32-4002-000.

Mr. Leuenberger seconded the motion.

Roll Call: Tony Leuenberger – Yes; Joanne Cammin – Yes; Mr. Herlache – Yes; Mr. Robishaw – Yes; Mr. Jackson – Yes; Mrs. Ferrell – Yes; Chair Kiss – Yes. Motion carried to the Township Board for approval.

Mr. Resler would like to thank Mr. Palmer and Mr. King for helping them along this long process. We certainly do appreciate it.

Open of Regular Meeting

Public Comment: no comments.

Close public comment:

PA33 Committee: Mrs. Ferrell mentioned that the general election will be held at the Township Hall on Tuesday, November 4th.

Report from Township Board: Rhonda Ferrell:

- Resolution #14-022: Fees for planning review services was approved by the Township Board.
- Resolution #14-023: Fee for insufficient funds was approved.

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- Resolution #14-024: Waste removal special assessments was approved (increase for services for waste pick-up)
- Resolution #14-021: Special event application for the American Cancer Society-2014 Breast Cancer Walk was approved. This event will be at Krossroad's Park on Saturday, October 25th
- A motion was made to approve the SVSU fireworks event
- The Township Board approved a temporary disposal policy to allow selling of used tires from the Fire Department Apparatus Brush 10.

Business Items:

A: Master Plan Discussion: Ms. Traxler, McKenna Associates: Ms. Traxler reviewed the draft goals and objectives from last month as a refresher (attachment #1 – revised October 10, 2014), and she would like to discuss the term mixed use. She would like to spell out the specific uses and leave out the term 'mixed use'.

Categories of Mixed Uses in R2 subareas:

1. Neighborhood commercial: Convenience services /permitted in residential areas
2. Main Street: residential/commercial 2-3 story building, residential above, commercial ground level facing the street
3. Urban: 3 to 4 stories with commercial, civic uses or public on the ground floor.
4. Office/campus convenience: non residential, dry cleaning, café.
5. Retail District Retrofit: along Tittabawassee, auto oriented, commercial, office, public, institution: urban design.
6. Parking structure with first floor retail.
7. Single family: detached with stand alone shopping district.

Discussion followed with Planning Commission members and Ms. Traxler on the subareas and where they would fit best in the Township. (attachment #2 and #3 Future Land Use Working Map) Chair Kiss stated that SVSU has a Master Plan and they are looking to the North and West for expansion. The loop of Collings drive would be replicated to the north and an entrance off Freeland Rd. is planned. Continued discussion took place about subarea #1 and whether to keep the area east of SVSU as low density, open space, single family development. The main street district along Fashion Square Blvd. was discussed for the proposed 1½ mile corridor extension and whether it should start at SVSU and work its way south.

Ms. Traxler will send out a simple survey to the Planning Commission for additional feedback. Tony Dier, Planning, and Russ Herlache spoke about the training they went to for Michigan Association of Planning. Ms. Traxler will hold a special training on Wednesday, October 22nd for the Planning Commission to discuss complete streets, grants, re-development ready, investments and trends.

Other Business: no business

Comments from Staff/Commission: Tony Dier mentioned that Bay Outboard Marine has received Township approval to go ahead with their improvements. Changes are coming forward with the medical

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marijuana law. Saginaw Township will be putting together a multi-community meeting for discussion. Mr. Palmer stated he did a final site plan review of Hamilton RV. We are still missing the sidewalk deferment agreement.

Russ Herlache talked about his planning sessions he went to at the MI Association of Planning. He enjoyed the zoning enforcement plans, what is big in small towns, and zoning enforcement. Rhonda Ferrell commented on the ongoing parking problem at Prairie Farms. Bruce will look into the Planning Commission minutes for more clarification.

Chair Kiss commented on the Zoning /Planning news magazine. There was a good issue in July. They stated restrictions on local zoning. There is a Rowe training set for October 29th concerning master plan at 7-9 p.m. Deadline to register is October 24th, if anyone is interested. DDA open house and the passing of the key to the Township for the Veterans Hall was a nice event. It will be a great asset to the Township.

Mr. Robishaw and Mr. Herlache will be excused from November's Planning Commission meeting. Next Wednesday, October 22, 2014 at 5:30 there will be a training put on by Ms. Traxler, McKenna Associates.

Adjournment: Mr. Robishaw made a motion to adjourn. Seconded by Mrs. Ferrell. Motion carried.

Respectfully submitted by:

Rhonda Ferrell, Secretary