

**KOCHVILLE TOWNSHIP PLANNING COMMISSION
PUBLIC HEARING AND REGULAR MEETING MINUTES
DECEMBER 14, 2015 – APPROVED
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7:00pm: Opened with the Pledge of Allegiance.

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

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

Approval of minutes of November 9, 2015: Mr. Herlache made a motion to approve the presented minutes of November 9, 2015. Seconded by Mr. Robishaw. Motion carried.

Public Hearing:

A: REZ-15-01: Request to rezone a portion of parcel # 18-13-4-34-1008-017, which is comprised of 15.3 acres lying north and west of the South Branch Drain, currently with frontage on Kochville Road and on Temple Court in Kochville Township. The applicant proposes to rezone this property from the current R-1A zoning district to R-3 Multiple Family Intensive.

Staff presentation and overview of petition (attachment #1- Staff Report): Mr. Palmer, Zoning Administrator, Building Inspector, presented his staff report for the rezoning application submitted by Peter Shaheen of SSP Associates. Mr. Shaheen proposes to rezone this property from the current R1-A zoning district to the R-3 Multiple Family intensive zoning district. The property is currently vacant agricultural land and the most recent use was farming.

- Subject site: Vacant/Agriculture: R1-A
- North to the subject site: Residential/Agriculture: R1-A
- South to the subject site: Religious: Hindu Temple: R1-A
- East to the subject site: Residential/Commercial/AG; Residential, Veterans Hall, farming: R-1A, B-3
- West to the subject site: Residential, Agriculture: R1-A

The basic intent and purpose of the zoning ordinance is to provide regulations and restrictions on the use of the land and structures for the purposes of promoting and protecting the public health, safety, and general welfare of the residents of Kochville Township.

- Guide the use and development of the community's lands and natural resources in accordance with their character, adaptability and suitability for particular uses as identified in a basic plan of land use and population density.
- Protect the character of the community and enhance the social and economic stability of the Township and individual zone districts.
- Lessen congestion on the streets and highways and facilitate safe and convenient access appropriate to various uses of land and building throughout the community.
- Form a stable guide for public action to facilitate the adequate provision of sewage and drainage, water supply distribution and educational, recreational and other public services.

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- Conserve life, property and natural resources, and the expenditure of funds for public facilities and services by establishing standards to guide physical development.
- Adopt provisions for each designated zoning district which shall control the use of land and property, the use, size and location of buildings, minimum yard, courts and other open space, and maximum # of families to be housed in buildings or structures.
- R1-A: one single family dwelling, conservation development, open space residential development, public parks, religious institutions and accessory uses customarily related to large-lot single family uses.
- R-3: multiple family dwelling, both low and high rise where adequate public and private services and facilities are available.
 - Site must have access to a principal arterial, minor arterial or collector street to avoid traffic impacts.
 - Site must be served by public facilities and services, water and sewer, drainage structures, refuse disposal, police, fire protection and schools.
 - Parcels must be located near existing development in the Township.
 - Special land uses: funeral homes, mortuaries, manufactured housing communities, planned residential unit developments, institutions for human care, wireless communication facilities, and townhomes: not to exceed 8 units per acre with a minimum lot width of 150 ft and connection to public water and sanitary sewer.
- Applicant must be aware that an impact study may be required of the Township's sewer system at the applicant's expense.
- The proposed R-3 is in compliance with the Township's Master Plan indicated on the future land use map.

Staff recommends that the request to rezone the above stated parcel from R1-A to R-3 be approved.

Mr. Jackson questioned the splitting of the parcel. It is not divided at this time. 15.3 acres to the north of Kochville Drain is the subject property. The remaining parcel will stay the same. The only frontage is on Kochville Road.

Petitioner presentation: Peter Shaheen, owner of the property, Shahid Imran, the applicant, and Scott, architect from Lapham Associates was in attendance for questions. Scott informed the Planning Commission on the water and sewer hook-up options.

Public comment: no comment

Close public comment

Mr. Leuenberger made a motion to close the public hearing. Seconded by Mr. Herlache. Motion carried.

CLOSING OF PUBLIC HEARING

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OPEN REGULAR MEETING

Deliberation and possible decision by Planning Commission.

Mr. Leuenberger stated that this rezoning application was part of the future land use map in the Master Plan so he approves it. Mrs. Cammin and Mr. Herlache approve it. Mr. Robishaw mentioned the sewer system. Mr. Jackson wanted us all to keep in mind what the R:3 zoning meant and what all uses could go there. This parcel has sewer at both ends. Mrs. Ferrell says it fits in our future land use map.

Mr. Robishaw made a motion to recommend to the Township Board the rezoning application for approval for parcel # 18-13-4-34-1008-017. Seconded by Mr. Jackson.

Roll Call: Mr. Leuenberger – Yes; Mrs. Cammin – Yes; Mr. Herlache – Yes; Mr. Robishaw – Yes; Mr. Jackson – Yes; Mrs. Ferrell – Yes; and Chair Kiss – Yes. Motion carried.

BUSINESS AGENDA

Public comment: no comments.

Close public comment

PA33 committees: Mrs. Ferrell stated that the presidential primary will be held on March 8, 2016.

Report from Township Board: Rhonda Ferrell:

- The Township Board approved to appoint Curt Tucker to the Fire Board of Appeals through April 23, 2016.
- The Township Board approved Resolution 15-28. PA 116 for G & S Reif Farms LLC for parcel # 18-13-5-30-1001-000.
- The Township Board approved for the polling location for Kochville Township Precinct 1 from the Township Hall 5851 Mackinaw Road to Kochville Veteran’s Hall at 3265 Kochville Road.
- The Township Board approved a proposed service agreement with McKenna Associates to clarify and/or establish regulatory framework for consideration of multiple-unit residential construction.
- The Township Board approved the Parks and Recreation Bylaws and Parks and Recreation 2016 meeting date calendar.

Business Items:

A: SPR-15-009 (Wineman Technology 1668 Champagne Drive) (attachment #2 SitePlan Review) : The applicant, Pumford Construction on behalf of Wineman Technologies, is requesting site plan approval to construct a 2,540 square foot addition to their existing 12,060 square foot building and 13,720 sq foot building for use as a manufacturing operation. The addition would effectively connect their newly acquired building, and serve as manufacturing and office space for their existing business.

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Tony Dier, Planning, spoke on behalf of this project.

- The use, production, manufacturing, processing, assembling, packaging, or treatment of goods, is a use permitted by right in an area zoned M-1. The site is composed of 2 separate parcels currently. The parcels will need to be combined before a certificate of occupancy is issued.
- Minimum lot size: 43,560 sq ft with street frontage of not less than 120 ft.
- Minimum front yard setback: 40 ft
- Minimum side yard: 20 feet
- Minimum rear yard: 20 feet
- Maximum building height: 3 ½ stories or 45 ft
- Maximum lot coverage: none
- The proposed structures appear to comply with the setback requirements within the zoning ordinance. An existing shed on Lot 11 appears to be located within the rear yard setback.
- The site plan appears to meet the parking minimum defined by the ordinance.
- A dumpster location is shown on the site plan. The concrete pad is indicated as 8 inches in depth. The ordinance requires 9 inches.
- The Zoning Administrator, Bruce Palmer, has made the following comments regarding landscaping which are acceptable.
 - 3,911 sq ft of existing landscaping on the site, and an additional 520 square feet is proposed, for a total of 4,431 square feet.
- Any new lighting must be shown on the resubmitted plans, and a photometric plan must be provided to show that no light will trespass beyond property lines.
- Signage is proposed. Signage must come into compliance with the Ordinance by February 26, 2016.
- Saginaw County Road Commission has approved the site plan of Wineman Technologies.
- The storm water drainage is sufficient based on the ordinance.
- The building dept requires an engineered site plan as part of the construction drawings.
- The Fire Department and Public Works are good with the site plan.

The staff recommends approval of SPR-15-009 Wineman Technologies with the following conditions:

- Dumpster enclosure detail should be revised to indicate a 9 inch concrete pad.
- Approval of the final site plan by Zoning, Fire Department, Building Department, and Department of Public Works.

Greg Turner of Pumford Construction represented the site plan of Wineman Technologies. The building is a fire suppressed building.

Mr. Herlache made a motion to approve the site plan as presented with the two conditions outlined in the site plan review of SPR-15-009 for Wineman Technologies located at 1668 Champagne Dr N parcel # 18-13-4-36-3111-000 and 18-13-4-36-3112-000. Seconded by Mr. Jackson.

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Roll Call: Mr. Leuenberger – Yes; Mrs. Cammin – Yes; Mr. Herlache – Yes; Mr. Robishaw – Yes; Mr. Jackson – Yes; Mrs. Ferrell – Yes; and Chair Kiss – Yes. Motion carried.

B: Approval of the 2016 Planning Commission Calendar: Mr. Robishaw made a motion to approve the presented 2016 Planning Commission calendar. Seconded by Mr. Jackson. Motion carried.

Other Business: no comments.

Comments from Staff/Commission:

- Tony Dier will be working with the applicant of the rezoning application for special land use approval.
- Sarah from McKenna Associates talked about next month's topic: multi-family/definition, overlay districts and technical analysis.
- Brandon, Fire Inspector, stated the Home Depot criminals are in custody. Kokomo's sign will be taken down by December 23rd.
- Mr. Leuenberger questioned the non conforming signs and appeals.
- Mrs. Cammin asked about any new developments.
- Mr. Jackson questioned the new sign ordinance, updated future land use maps and Master Plan.
- Mrs. Ferrell stated the Township Board meeting will be Monday, December 21st at 7pm.
- Chair Kiss reminded everyone of elections next month for officers. A new 10 unit townhome is on the corner of Davis /Pierce Roads.
- He would also like to thank everyone for their efforts on site plan review, rezoning applications, etc.

Adjournment: Next Planning Commission meeting January 11, 2016: Chair Kiss would like to wish everyone a Merry Christmas and a Happy New Year. Mrs. Ferrell made a motion to adjourn. Seconded by Mr. Robishaw. Motion carried.

Respectfully submitted by:

Rhonda Ferrell, Secretary