

KOCHVILLE TOWNSHIP PLANNING COMMISSION
MINUTES OF REGULAR MEETING
OCTOBER 12, 2015 – APPROVED
PAGE 1 OF 5

7:00 pm: 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: Tony Dier, Planning, would like to change next meeting to November 9th. Mr. Robishaw made a motion to approve the amended agenda. Seconded by Mr. Jackson. Motion carried.

Approval of minutes of September 14, 2015: Mr. Jackson made a motion to approve the minutes of September 14, 2015. Seconded by Mr. Leuenberger. Motion carried.

Public comment: no comment

Close public comment

PA33 Committees: Mr. Herlache would like to recognize and congratulate Saginaw Valley State University for their recognition award for rated the best in Michigan for their residence hall dormitory and being number 26th in the nation.

Mr. Jackson mentioned the legislation is discussing waterfront areas. The Saginaw River is our waterfront area.

Report from Township Board Member: Rhonda Ferrell:

- The Board approved Resolution #15-015: Fire Code Schedule of Fees effective November 1, 2015.
- The Township received one application for the Community/Resource GIS technician position. This position was advertised in the Township Times, on the Township website and Craigslist and we received one application. The Board approved the hiring of Emily Gennrich for the full-time position.
- The Board reappointed Scott Ellsworth to the DDA until 9-21-19.
- The Board reappointed Russ Herlache and Tony Leuenberger to the Planning Commission until 9-21-19.
- Bailey Construction was approved to install the new ADA compliant ramp at the Kochville Veteran's Hall for the amount of \$2,900. 00.
- The Board approved the accounting services agreement with Rehmann.
- The Board approved Resolution #15-16: 2016 solid waste removal rates and accounting with public hearing date of October 7, 2015.
- The Board approved Resolution #15-17: Street lighting special assessment rates with public hearing on October 7, 2015. There will be another public hearing (probably at the end of October).
- The Board adopted a cell phone policy.
- The DDA annual open house will be November 12, 2015.
- There is a special election on November 3, 2015 at the Kochville Township Office for Freeland Schools.
- The Board will be holding a workshop on Wednesday October 14, 2015 at 6:30 pm.

KOCHVILLE TOWNSHIP PLANNING COMMISSION
MINUTES OF REGULAR MEETING
OCTOBER 12, 2015 – APPROVED
PAGE 2 OF 5

Business Items:

A: SPR-15-007 (JD Byrider, Northwest corner of Kochville and Bay Road): The applicant, Bill Marsh Automotive Group, is requesting site plan approval for a proposed used automotive sales use, located on a 1.65 acre site at the northwest corner of Bay Road and Kochville Road. The applicant proposed to construct a 5,436 square foot building and associated site developments.

Sarah Traxler, McKenna Associates, presented the site plan review of JD Byrider Automotive Sales (attachment #1 – McKenna’s review, 10-5-15). Her recommendation to the Planning Commission is the following:

1. Site plan to include the net acreage of the site.
2. Reprieve from the loading space requirements. (10 x 20 loading space)
3. Revise landscape calculation and include landscaped easement area.
4. Provide a more decorative light fixture for pole lighting.
5. Provide pedestrian amenities in compliance with 155.333C.
6. Provide setbacks of sign with dimensions.

The applicant applied a proportion of the standard landscaping but didn’t follow the 50 square foot required by the Zoning Administrator in their landscape calculations. This must be revised to reflect the 50 square foot requirement , bringing the proposed 2,213 square feet up to 2,850 square feet. It should also include consistent landscaping in the western side yard/easement area, as well as compliance with the provisions related to trees and plant materials for each landscaped area.

Sarah has given her recommendation to approve this site plan as presented.

John Morey, D & M Site, Engineer and representative for the Bill Marsh Automotive Group. Sean White, Project Manager/Builder for Graham Construction and Century 21 realtor was in attendance for questions. JD Byrider is a franchise used car lot dealership who sells and leases used vehicles. They service their own leased and sold vehicles. They will incorporate a 30 foot setback around the site. The site is zoned B-3, General Intensive Business Commercial District which is a use by right. Parking per square footage is 28. Provided is 69 parking spaces with 2 barrier free. The applicant is requesting a reprieve from the loading space requirement for potential “car carrier” activity (attachment #2 – letter from Bill Marsh Automotive Group). The applicant is asking for a deferral of the sidewalks because it has ‘no where to go’ and a lot of utilities in the road right-away. Landscaping will be constructed by Nichols landscaping and they are currently working with our Zoning Administrator, Bruce Palmer. JD Byrider franchise will be designing sign calculations and reviewing our sign ordinance.

Mr. Robshaw questioned the Road Commission entrance agreement. They are both in agreement.

Mrs. Ferrell questioned the ingress/egress private easement to the north agreement. This agreement means that one is free to go back and forth in this 30 foot easement without building or maintaining it.

Mr. Jackson disagrees to defer the sidewalks since JD Byrider would be new construction. The ordinance states new construction must put in sidewalks. Planning Commission was in agreement to decline that request from the applicant.

Mrs. Cammin questioned if there is a fence around the retention pond. Yes, there will be a decorative

KOCHVILLE TOWNSHIP PLANNING COMMISSION
MINUTES OF REGULAR MEETING
OCTOBER 12, 2015 – APPROVED
PAGE 3 OF 5

fence surrounding it. She also commented on a traffic light at the corner of Kochville and Bay roads. No, it will not happen.

Mr. Leuenberger questioned if there would be body work done at this location. Minor repair will be done. Planning Commission would like something in writing for no major body work. He was concerned about the sign location and size. The sign location will be approved by the Zoning Administrator.

Mr. Herlache asked if there would be an access drive on Bay Road for the new business. No, the access drive will only be on Kochville Road.

Century 21 representative stated he would like us to research JD Byrider locations. It is a very high end franchise in his opinion for a car dealership.

Mr. Robishaw made a motion to approve the site plan review of JD Byrider Automotive Sales/Bill Marsh Automotive Group as presented parcel # 18-13-4-27-4005-005 with the following conditions:

- Site plan revision to include net acreage of the site.
- Reprieve from loading space requirements.
- Administrative review and approval of landscape calculations w/ 50 sq. foot per parking space. (Easement area to the west)
- Administrative review with approval of decorative light fixture for pole lighting.
- Administrative review and approval of signage.
- Final administrative approval of DPW, Fire Department, Building Department, and Township Engineer.

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.

B: SPR-15-008 (DaVita, 5641 Bay Road) The applicant, DaVita Healthcare Partners, Inc. is requesting site plan approval for a proposed dialysis center, located on an 8.14 acre site west of Bay Road and south of Kochville Road near Temple Drive. The applicant proposes to reoccupy a 6,020 square foot building with the proposed medical office use.

Sarah Traxler, McKenna Associates, spoke on behalf of the Township on the site plan review of 5641 Bay road: DaVita Healthcare Partners, Inc. (attachment #3 – McKenna’s review – 10-5-15)

The following recommendations were addressed:

1. Site plan revision to include net acreage of the site.
2. Deficiency of two parking spaces (proposing 38; required 40).
3. Clarify on site loading needs to be determined in compliance with 155.086
4. Revise depth of concrete pad for waste enclosure approach, 9 inches required
5. Revisions should include in-ground irrigation for landscaped areas. Not required.
6. PC determination regarding public streetscape pedestrian amenities.
7. Decorative fencing per public streetscape design requirements.
8. Proposed signage setbacks and location.

**KOCHVILLE TOWNSHIP PLANNING COMMISSION
MINUTES OF REGULAR MEETING
OCTOBER 12, 2015 – APPROVED
PAGE 4 OF 5**

*The Zoning Board of Appeals approved the dimensional variance of the 30 foot setback on Thursday.

*The applicant does provide pedestrian access to the site but lacks street furniture.

Mike Murphy and Kurt Neiswender from Sedgewick & Ferweda Architects represented DaVita Healthcare (applicant). The applicant proposes a dialysis treatment center to be located at 5641 Bay Road. A typical dialysis treatment would take 3-4 hours with filtration of 8-10 oz of blood. Their patients are required to have scheduled appointments. This dialysis center is regulated by the HFES (Human Factors and Ergonomics Society), State of MI, LARA, Medicare and Medicaid services. There will be one isolation treatment booth for hepatitis B (blood borne pathogen) patients and 12 standard stations based on the Center of Medicare and Medicaid Services. There is a 4 to 1 ratio (3 patient care techs supervised by nurse) on the treatment floor. One patient care tech is treating four patients. There is a maximum of 12 patients on a day even with an isolation treatment patient. Kurt stated that the solid waste enclosure will be 9 inches based on the sheet C200. On the irrigation they will provide a water stub for watering. Sidewalks will be put in and signage will be addressed.

Mr. Leuenberger questioned the drives. The east driveway is shared with Airgas. He suggests a curb cut on the west side.

Mrs. Cammin questioned the physical address since it is on Ashley Lane. It will be changed.

Mrs. Ferrell inquired about a bench outside the entrance of the building. The standard procedure is that patients wait in the lobby.

Mr. Herlache made a motion to approve the site plan of DaVita Healthcare 5641 Bay Road parcel # 18-13-4-34-1008-002 as presented, with the following requirements:

- Site plan revision to include net acreage of the site.
- Written verification on the site plan for 38 parking spaces/based on 12 chairs maximum at one time.
- Administrative review and approval of in-ground irrigation/water stubs for landscape.
- Administrative review and approval of Cardinal Square Elements.
- Administrative review and approval of monument sign.
- Revision of the west drive (curb cut) on the site plan.
- Final administrative approval of DPW, Fire Department, Building Department, and Township Engineer.

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.

KOCHVILLE TOWNSHIP PLANNING COMMISSION
MINUTES OF REGULAR MEETING
OCTOBER 12, 2015 – APPROVED
PAGE 5 OF 5

Other Business: Chair Kiss stated there is a free seminar: “The zoning amendment process” presented by ROWE Professional Services Company on Wednesday, October 28th at 7pm. If you are interested in attending, please let Tammy know by Thursday, October 22nd.

Comment from Staff/Commission: Sarah Traxler, McKenna Associates, passed out a survey to the Planning Commission for possible ideas for a future training session. There was discussion of possible dates. Tony Dier, Planner, attended MI Planning Association Conference. Fair housing sessions and planning at eye level were topics of discussion. Tony will bring information he learned from his training. Mr. Leuenberger questioned the sign variance appeals. Mr. Palmer, Building Inspector/Zoning Administrator stated he was contacted by the Cash store and Kohl’s. They will be changing their signs. Mrs. Cammin inquired about the old Sams Club. Mr. Palmer stated they filled in potholes in their parking lot. Frankenmuth Brewery is a non conforming use. Mrs. Ferrell would like to thank Tammy on her hard work on the Planning Commission minutes. Chair Kiss would like to thank Sarah, Bruce, Tony, Brandon on their hard work on the site plan reviews and information. He would also like to inform the commissioners that Saginaw and Kochville Township are working together with SVSU students to rename Fashion Square Blvd. There will be a survey mailed out by the SVSU students of Dr. Clark’s marketing class in the near future. American Cancer Society will be holding their annual cancer walk on Saturday, October 24th. Kochville Road will be closed from Bay Road east to Davis Road. In addition Davis Road will be closed between Kochville road and Trautner Drive. Roads will be affected from 9:45 am to 11:30 am.

Adjournment: Next meeting: November 9, 2015 Mr. Robishaw made a motion to adjourn. Seconded by Mr. Jackson. Motion carried.

Respectfully submitted by:

Rhonda Ferrell, Secretary