

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

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

Approval of Agenda: Chair Kiss would like to add to Other Business (A) Member re- appointments (B) Planning/Zoning news. Mr. Herlache made a motion to approve the amended agenda. Seconded by Mr. Jackson. Motion carried.

Approval of minutes of August 10, 2015: Mrs. Ferrell would like to add on the last page: Mrs. Cammin stated she would also be attending the Chippewa Nature Center for a tree seminar. Mr. Robishaw made a motion to accept the amended minutes of August 10, 2015. Seconded by Mr. Jackson. Motion carried.

Public Comment: no comment

Close public comment:

PA 33 Committees: (Government):Mrs. Ferrell mentioned there will be a special election in Kochville Township on Tuesday, November 3rd for a bond issue proposal for Freeland schools.

Report from Township Board: Rhonda Ferrell:

- Fire Chief Malesky reported that Fire inspector Brandon Rossi and his wife had a healthy baby boy (mid-August).
- The Fire Department held a dedication ceremony on Thursday, September 10th at Kochville Veterans Hall for the new Fire Department Memorial Bell.
- The Township Board had the 2014-15 audit presentation and the Township is in good financial position.
- The Township Board approved a special event application at Krossroads Park for Harvest Assembly of God on August 29, 2015.
- The Township Board approved the posting for a new Code Enforcement/Public Service Position.
- The Township Board approved the Resolution 15-14 American Cancer Society Parade Route for October 24, 2015.
- There will be a special election on Tuesday, November 3, 2015 for a bond issue proposal for Freeland Schools.

Tony Leuenberger arrived.

Business Items: (ABC Supply Inc 5393 N. Michigan) – MLR Engineering, on behalf of ABC Supply Inc, is requesting site plan approval to expand the paved area on their property in order to add an outdoor storage area to the site at 5393 N. Michigan. The item was tabled by the Planning Commission at the previous meeting.

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Tony Dier, Planning, spoke about the revised site plan review.

- The proposed use is a building supply establishment with outdoor storage. The outdoor storage is a newly proposed use for this property and is permitted in the M-1 District with additional requirements for site design.
- The proposed expansion area complies with the setback requirements for the district.
- The existing building encroaches into the front yard setback (Agricola).
- The parking provided is compliant with the requirements of the zoning ordinance.
- The parking striping and aisle widths are indicated. The ingress/egress drive has been modified to match Saginaw County Road Commission standards.
- The landscaping calculation appears to meet the requirements of the zoning ordinance.
- An 8 foot tall chain link fence with screening is proposed on the site plan and will be installed in Phase I. There will be no barbed wire. Outside storage will not exceed 8 feet in height.
- No proposed lighting is shown.
- Bruce Palmer issued the permit for the existing signage and it lines up with other signs.
- Storm Water Management calculations have been revised.
- The proposed use is a use permitted within the M-1, Industrial Limited Manufacturing zoning district and the project complies with the general development standards of the Township.
- Staff recommends approval of the site plan SPR-15-006 with the following conditions: final administrative approval of landscaping and storm water management plans.

Kim Hill from MLR Engineering was present to answer any questions.

Mr. Robishaw made a motion to approve the site plan SPR-15-006 ABC Supply located at 5393 N Michigan. 18-13-4-36-3001-003, with the following stipulation:

- Final administrative approval of landscaping and storm water management plans.

Seconded by Mrs. Cammin.

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-15-005 (Blue Thumb 5327 N. Michigan): Pumford Construction, on behalf of Blue Thumb, is requesting site plan approval to expand their parking area and add 10 parking spaces.

Tony Dier, Planning, spoke on the present site plan review.

- The existing building on site is used as an office for Blue Thumb’s wholesale retail operation, located to the north of the subject parcel, and is a permitted use in the M-1 district.
- The existing structure does not comply with the rear and side yard setback.
- The parking and circulation complies with the front yard setback.
- The proposed parking meets the minimum requirement outlined in the ordinance. The proposed total of 28 spaces exceeds the maximum parking outlined in the ordinance.

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- If the subject property and the parcel to the north are not combined (they operate as one), then a Mutual Access Easement Agreement and Joint Parking Agreement will need to be executed indicating shared parking and access.
- The existing parking and striping along the north property line is not shown on the grading/site plan page (C.3), but is shown on other pages.
- 920 square feet of landscaping is indicated on the site plan. A landscaping plan should be submitted before final administrative approval.
- The photometric plan shows light trespassing across the southern property line. This should be corrected on the final photometric plan. Details regarding the light fixture should be provided.
- The fire and building department have reviewed the site plan and has no comments.
- Department of Public works has some concerns with the curb box. They are working together to fix it.
- It appears from past reports that the drainage into N. Michigan belongs to the Saginaw County Road Commission. The applicant will work with the SCRC and staff to address any drainage plans.
- The proposed use is a use permitted within the M-1 Industrial limited manufacturing zoning district and the project complies with the general development standards of the Township.
- Staff recommends approval of site plan SPR-15-005 with the following conditions: subject property and the parcel to the north should be combined, or a Mutual Access Easement Agreement and Joint Parking Agreement will need to be executed indicating shared parking and access. Administrative approval of landscaping, photometric, and storm water management plans.

Chair Kiss clarified the parking space situation. There are a maximum amount of parking spaces stated in the zoning ordinance which is 23. Blue Thumb is requesting 28. Mr. Herlache questioned the 2 separate entities and joint access agreements. Mr. Leuenberger is recommending an ADA compliance parking spot on the south side entrance. Zoning Administrator can sign off on parking restrictions.

Chair Kiss made a motion to approve site plan SPR-15-005 Blue Thumb located at 5327 N Michigan. 18-13-4-36-3001-003 with the following stipulations:

- The subject property and the parcel to the north should be combined, or a Mutual Access Easement Agreement and Joint Parking Agreement will need to be executed indicating shared parking and access.
- Administrative approval of final landscaping, photometric plan, and storm water management plans.
- Recommendation: to add one ADA compliance parking space in the south business area.

Tony Leuenberger seconded the motion.

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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.

Other Business:

Member Re-Appointments: Chair Kiss asked Commissioner Herlache, Commissioner Leuenberger and Commissioner Robishaw if they would like to continue for another term on the Planning Commission. They all accepted to stay on for another term.

Planning and Zoning News: Chair Kiss spoke on some interesting articles in the monthly magazine of Planning and Zoning. US Supreme Court reiterates first amendment requiring content neutral on sign regulations. Many local codes may become unconstitutional as a result of these cases. The Township is going to call for a legal opinion on the sign ordinance.

There are new updates on medical marijuana legislation which involves decriminalization, dispensaries and public opinions. Auto insurance companies are getting involved in this marijuana debate. Sarah Traxler stated the Township has every right to regulate signs.

Comments from Staff/Commission:

Tony Dier mentioned if anyone was interested in attending the MI Association of Planning conference October 7-9 in Detroit. Please let him know, if interested.

Next month's meeting will have two large site plan reviews: JD Byrider and Davita Dialysis Center. Sarah Traxler will plan for a training session in November.

Mrs. Cammin discussed grant information for the Township.

Mr. Herlache discussed a possible tree ordinance in Kochville Township and diversity in terms of planting.

Mr. Robishaw stated there will be a ZBA meeting on October 8th at 7pm for a dimensional variance for a front yard setback for Davita/Dialysis Center.

Mr. Jackson stated that there is a DDA project on the north side of the I-675 Tittabawassee interchange. Jack's Tree Service is cleaning up that area.

Mrs. Ferrell stated there will be a Township Board meeting on Monday, September 21 at 7pm.

Adjournment: Next meeting : October 12, 2015. Mr. Jackson made a motion to adjourn, seconded by Mr. Robishaw. Motion carried.

Respectfully submitted by:

Rhonda Ferrell, Secretary