

**KOCHVILLE TOWNSHIP PLANNING COMMISSION  
PUBLIC HEARING AND REGULAR MEETING  
APRIL 11, 2016 – DRAFT  
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**7:00 pm.**

**Call to Order/Pledge.**

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

**Approval of Agenda:** Mr. Robishaw would like to add ZBA under Other Business. Mr. Jackson made a motion to approve the amended agenda. Seconded by Mr. Robishaw. Motion carried.

**Case SA-16-03 Tractor Supply Company**

**Staff Report:** Mr. Palmer introduced the staff report to the Planning Commission. Tractor Supply Company submitted a sign board of appeals application in January. It was tabled at the March Planning Commission meeting. The applicant is appealing the useful life of the existing sign located at 5555 Bay Road. The property was purchased by Tractor Supply in 2002.

- The current size of the existing sign is 96 sq ft with a height of 28ft. The maximum size requirements in a B-3 zoning district are 64 sq ft with a maximum sign height of 12 ft. The sign exceeds both the allowable height and the allowable sign face provided in the ordinance.
- There are bonus provisions which are provided by Section 153.008 which states a 20% bonus in sign area will be allowed if at least 50% of the total sign structure is comprised of brick, stone or architectural block.
- Midway Sign Company performed work on the sign on March 28, 2002. Electrical work was done on September 29, 2009.
- The sign ordinance was originally adopted on June 17, 2003 which stated the useful life of the sign is presumed to end on August 1, 2010. Signs that were not complaint became non-conforming. The signs were allowed to continue as long as that they were properly maintained in good condition during their useful life. A subsequent sign amendment extended the useful life to Feb 26, 2016, adding over 5 additional years to the end of life for existing non-conforming signs.
- Mr. Palmer feels the sign should come into compliance with the ordinance.

**Applicant Presentation:** Mr. Doug Gryna represented Tractor Supply. He believes the Tractor Supply sign is good for another 7 years. He stated the sign has been well-maintained and serviced over the years. In 2015 the sign was updated with paint. He believes their sign poses no threat or danger, and it would incur additional unnecessary expenses to lower and minimize their sign. He believes that it would be unfair.

**Questions by Sign Board:** Mr. Leuenberger questioned if corporate researched a marquis style sign? Mr. Jackson suggested lowering the sign to come into compliance. He stated to keep in mind the bonus provision options. Chair Kiss stated all non-conforming signs in the township are forced to come into compliance with the ordinance. We have very specific standards.

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**Deliberations & Actions on Tractor Supply Company Appeal:**

Mr. Gryna questioned the burden on small businesses with the added cost. Mr. Jackson stated that the DDA has grants available to offset costs.

Mrs. Cammin would like to see the sign come into conformance.

Mr. Palmer will send the applicant size and setback requirements for the monument style size.

Planning Commissioners were all in agreement about Tractor Supply lowering their non conforming sign.

**CLOSE SIGN BOARD OF APPEALS HEARING**

**OPEN REGULAR MEETING**

**Approval of minutes from March 14, 2016:** Mr. Jackson made a motion to approve the minutes of March 14, 2016. Seconded by Mrs. Cammin. Motion carried.

**OPEN PUBLIC HEARING**

**Proposed Zoning Ordinance Revisions: Michael Deem, McKenna Associates:**

Michael Deem presented the final draft of the proposed zoning ordinance revisions on the multiple-family residential standards to the Planning Commission for review and revision.

He discussed the following updates and changes:

- Definition of a family, townhouse
- Building lengths
- Building space
- Access and circulation
- Sidewalks, parking, lighting, landscaping, open space, and garages
- Zoning Classifications: compliant with the Zoning Enabling Act
- PUD, Standards for Town Overlay District and Gown Overlay Districts.

**CLOSE PUBLIC HEARING**

**OPEN REGULAR MEETING**

**Public Comment:** Jon Leuenberger, 6765 Davis Road, questioned page 18 Section 11: The maximum gross square feet a business may occupy 2,000 square feet. A maximum of five separate businesses may be located in one building with gross area of 10,000 square feet. He felt 2,000 square feet was not very significant for a commercial building. On page 8 he questioned the emergency access section detailing: streets with no outlet shall be terminated with a cul-de-sac. He believes there are 5 different ways under the Fire Code and one should not be limited to the cul-de-sac option since it is very pricey. On page 6 and 7 Jon questioned building lengths including garages with townhomes.

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Steve King, Township Manager, stated there will be a joint meeting with the Township Board, Planning Commission, and the DDA. It will be held on Wednesday, May 11, 2016 at 7pm at the Kochville Veteran's Hall: 3265 Kochville Road.

Al Malesky, Kochville Township Fire Chief, invited the committee to their meeting next door entailing a table top Kochville trailer park disaster drill.

**Close Public Comment**

**PA 33 Committees:** no comments.

**Report from Township Board: Rhonda Ferrell:**

- Kochville Clean Day is scheduled for Saturday, May 14<sup>th</sup> from 11am-2pm with a back up date of Saturday, May 21<sup>st</sup>
- The Board approved a technology policy.
- The Deputy Code Enforcement position has been advertised.
- The Board approved Resolution #16-07 DNR Trust Fund Acquisition Grant Request.
- The Board approved the hiring of two people for the part time public works position pending back ground checks.
- The Board approved allowing Township Manager Steve King to look into a Tittabawassee Road sidewalk assessment district.
- The Board approved Resolution #16-08 FY 2015-16 Budget Amendments.
- The Township Board has formed a committee consisting of Supervisor Loiacano, Trustee Thon, DPW Manager Mike Comstock and Township Manager Steve King to work out details of a new water contract with the City of Saginaw.

**Business Items:**

**SPR-16-001 Prairie Farms 3120 W Kochville Road:** Applicant is requesting site plan approval to redevelop their site adding a rear parking lot, storm water retention and additional Cardinal Square elements. No building renovations are being done.

Michael Deem, McKenna Associates, presented his site plan review of the Prairie Farms Dairy for a parking lot addition for 20 parking spaces on the west side and 20 semi-truck trailer parking on the east side.

There will be a total of 26 parking spaces with one ADA compliant. Setbacks are compliant. The applicant doesn't propose any new lighting. Sidewalks were discussed.

Bruce Palmer, Building Inspector commented on the findings of the site plan review.

- The 26 parking spots are acceptable
- Landscaping: 1,828 square feet
- No lighting is required by the ordinance.
- Sidewalk deferment be initiated through investigation
- Wrought iron fencing is compliant

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**Applicant presentation:** Tom Skiles and Mark Garske spoke on behalf of Prairie Farms. Jason Reinbold from Pumford Construction was also in the audience. Semi-trucks are loading at the facility. No product is stored. There are 4 loading docks.

**Questions by Planning Commission:** Lighting was questioned. Has there been any known vandalism with the lack of lighting? No. There have been no issues. Sidewalks were discussed.

Mr. Palmer suggested moving the dumpster to the rear of the building to alleviate traffic congestion.

**Action by Planning Commission:** Don Jackson made a motion to approve site plan SPR-16-001 Prairie Farms, 3120 W Kochville Road dated February 22, 2016 with the following stipulations: revised site plan: showing dumpster moved to the back rear of the building and sidewalk deferment to be approved administratively. Seconded by Mr. Robishaw.

**Roll Call:** Tony Leuenberger – Yes; Joanne Cammin – Yes; Ron Robishaw – Yes; Don Jackson – Yes; Rhonda Ferrell – Yes; Chair Kiss – Yes. Motion approved.

**Proposed Zoning Ordinance Revision Action:**

Mr. Jackson made a motion to recommend that the Township Board of Trustees approve the proposed amendments to the Kochville Township Zoning Ordinance's regarding Multiple-Family Residential Standards: Draft #3 dated March 30, 2016. (attachment #1) Mr. Robishaw seconded the motion.

**Roll Call:** Tony Leuenberger – Yes; Joanne Cammin – Yes; Ron Robishaw – Yes; Don Jackson – Yes; Rhonda Ferrell – Yes; Chair Kiss – Yes. Motion approved.

**Other Business:** Mr. Robishaw said there will be a ZBA meeting held on April 28<sup>th</sup> at 6pm for a variance interpretation.

**Comments from Staff/Commission**

Mr. Palmer stated he is still working with the developer on the Tittabawassee Road project. Chair Kiss would like to thank Bruce Palmer and Mike Deem for the informative staff reports and research.

Rhonda stated there will be a Township Board meeting being held on Monday, April 18<sup>th</sup> starting at 7pm.

**Adjourn: Next meeting May 9<sup>th</sup>, 2016.** There will also be a meeting on May 11<sup>th</sup> at 7pm. Mr. Leuenberger made a motion to adjourn. Seconded by Mr. Robishaw. Motion carried.

Respectfully submitted by:

Rhonda Ferrell, Secretary