

**KOCHVILLE TOWNSHIP PLANNING COMMISSION
SIGN BOARD OF APPEALS AND REGULAR MEETING MINUTES
JUNE 13, 2016 – APPROVED
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7:00 pm

Call to Order/Pledge

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

Approval of agenda: Mrs. Ferrell would like to change the date of “approval of minutes” from May 24th to May 23rd. Mr. Jackson made a motion to approve the amended agenda. Seconded by Mr. Herlache. Motion carried.

CASE SA-16-06 MEIJER 3360 TITABAWASSEE ROAD (Request for Variance)

Staff Report: Mr. Palmer presented the Planning Commission with the staff report on Meijer’s sign appeal (attachment #1). The applicant is asking for a variance from the requirements of the sign ordinance for 2 signs. One sign is located at 3360 Tittabawassee Road and the other one is located at Bay and Bueker Dr. Both signs are estimated to be approximately 20 feet tall with sign faces far exceeding the allowable square footage. In the B-2 district where this sign is located has a maximum sign size of 64 square feet with optional 10% for landscaping which equals 70.4 square feet allowable size. The maximum sign height would be 12 feet.

The sign at Bay and Bueker Roads is approximately 20 feet high. Lowering and reducing the size of the sign wouldn’t pose a problem with visibility. There is however three electrical boxes located near the sign which would prohibit relocating the sign foundation without difficulty. There is also a sign easement in place at this location. Both the signs have cardinal square elements around them and both signs overhang the sidewalk.

The sign at Tittabawassee Road is much larger than permitted and approximately 20 feet high. The existing sign also overhangs the sidewalk which could be problematic for lowering the sign.

Applicant presentation: Mr. Levitt, representative of Meijer, spoke on behalf of Meijer and stated this Meijer store is looking to update with reconstruction of the façade of the store and new signage within 3 years. They call it a store refresh. Meijer Corporation is looking to extend the useful life of their signs and a variance.

Questions by Sign Board: Chair Kiss questioned the applicant if Meijer Corporation has considered a monument sign?

Mrs. Cammin asked why Meijer hasn’t done anything about the non conforming sign since it was first introduced in August 1, 2010.

Mr. Leuenberger stated that there are 3 main entrance drives to Meijer. Meijer can use a different entrance drive to move the sign to for other options. Mr. Levitt stated the main entrance where the sign is now will never be moved to the center entrance drive of Meijer because of the popularity of the main entrance.

Mr. Palmer questioned how many separate businesses were inside Meijer at the present time?

Chair Kiss was excited Meijer was willing to bring the signs into compliance but felt the time frame of 3 years was too long.

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Mr. Herlache questioned if the design/brand refresh was complete by Meijer? Yes.

Mr. Jackson asked if the store refresh could be bumped up.

Mr. Leuenberger stated he would like to have Meijer come back with the proposed signage in compliance within the next year. Mr. Palmer stated that this could be handled administratively if the proposed signs come back in compliance and otherwise would need to come before the Sign Board of Appeals.

Deliberations & Actions on Meijer Appeal: Mr. Leuenberger made a motion to extend the useful life of the existing 2 signs to not exceed August 1, 2017. The sign design must be submitted prior to commencement which will need to be administratively approved by Mr. Palmer, Building and Zoning Administrator.

Seconded by Mr. Jackson

Roll Call: Mr. Leuenberger – Yes; Mrs. Cammin – Yes; Mr. Herlache – Yes; Mr. Robishaw – No; Mr. Jackson – Yes; Mrs. Ferrell – Yes; and Chair Kiss – Yes. Motion carried.

CASE SA-16-07 SAGINAW SQUARE SHOPPING CENTER (CHASE PROPERTIES)

Staff Report: Mr. Palmer presented the staff report to the Planning Commission for the Saginaw Square's sign appeal. The existing shopping center sign is 35 feet high, 15 feet wide with a 450 square foot sign face. The shopping center has 17 business locations located on 4 separate parcels totaling 27.39 acres. Only 9 businesses advertise on the existing sign.

The applicant is asking for a variance from the size requirements of the sign ordinance. In the B-2 District where the sign is located has the following allowable sign face and heights: Maximum sign size 64 square feet and sign height 12 feet.

Applicant Presentation: Dave Maine from Barrett Sign is requesting to remove the existing sign and install a new sign that is consistent with the sign ordinance in height, but not allowable size. He is asking for a variance in sign face with allows for 150 square feet with approximately 12 feet high with a brick base and 300 square feet of perimeter landscaping with stone or mulch ground cover which will be added.

Questions by Sign Board: Chair Kiss questioned if the existing sign is going to be moved at all, and if there is any visual obstructions? No. Mr. Robishaw questioned the time frame for construction of the new sign? Once Barrett Sign receives approval the construction will start. Mr. Leuenberger questioned the proposed sign dimensions in reference to the few inches for reveal.

Deliberations & Actions on Chase Properties: The Planning Commission is in agreement with the proposal.

Chair Kiss made a motion to approve the sign variance as presented to install a 150 square foot sign, but meet the 12 foot maximum height. Seconded by Mr. Herlache.

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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.

**Close Sign Board of Appeals
Open Planning Commission Meeting**

Approval of Minutes from May 23, 2016: Mr. Leuenberger made a motion to approve the minutes of May 23, 2016. Seconded by Mrs. Cammin. Motion carried.

Public Comment: no comments

Close Public Comment:

PA33 Committee: no comments.

Report from Township Board: Rhonda Ferrell:

- The Board established a Capital Improvement Fund.
- The Board approved up to \$25,000 for the purchase of a vehicle to be available for all departments in the Township from the Michigan MI Deal Program.
- Ordinance #16-05 was approved to revise certain sections of Chapter 155 of the Kochville Township Zoning Ordinance. (Documents present at last month's meeting were incorrect).
- The Board approved the addition of July 3rd to the 2017 Holiday schedule.
- The Board approved a waiver re: Kevin Machata's employment as Kochville Firefighter while running for an elected office.
- The following reappointments to the Fire Board of Appeals were made: Brian Swedorski 2 years; Curt Tucker 1 year; Richard Humphreys 2 years; Melvin Kuhl 1 year and Tony Leuenberger 2 years.
- The Board approved the Assistance to the Firefighter's Grant (Total Grant \$150,890 with local match of \$7,185.)
- The Board approved to accept the proposed policy revision regarding health insurance for a non-acceptance stipend in the amount of \$100 per month.
- The Board approved the assessing contract with Saginaw Charter Township.
- July 8th will be Steve King's last day at Kochville.

Business Items: SPR-16-03 YEO & YEO Site Plan Review 5300 Bay Road:

TSSF Architects on behalf of Yeo & Yeo is requesting site plan approval to redevelop the former Davenport University 5300 Bay Road. Interior and Exterior renovations including landscaping, design element, connecting the walking bath, cardinal square elements, adding a fire lane plus adequate fire hydrants, resurfacing and double striping the parking lot. The building is 62x180 with an occupancy load of 240 people.

The Planning Commission discussed the need for brick on the back of the building. Mr. Robishaw questioned the width of the walking path? 8ft

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Mr. Leuenberger would like to see concrete instead of black top for the walking path. The walking path is primarily black top.

Mr. Robishaw made a motion to approve the presented C1.1 site plan project # 16-0104-0121 dated June 9, 2016 with the façade and storm water approved administratively.
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.

Other Business: none

Comments from Staff/Commission:

Sarah Traxler from McKenna Associates stated she has one meeting per month through her contract with the Township. She is working on a design concept for the Kochville DDA.

Mrs. Cammin researched the assisted living establishment and was very impressed.

Mr. Palmer stated he received the 63 page traffic study that was done on the proposed assisted living project and it states it has minimal impact on Tittabawassee Road which is good to hear. Davita Dialysis has received their certificate of occupancy. They are looking at breaking off Ashley Lane. Life Church is looking at expanding.

Mr. Herlache stated he attended the MSU Design for Krossroad's Park. They are working on unification within the township with Cardinal Square elements, etc including pond improvements.

Mr. Jackson stated the Fashion Square Blvd project is moving along. They have received all the easements.

Mrs. Ferrell stated she went to the design class for Krossroad's Park. She attended a park out in Frankenmuth and was impressed on the park's amenities.

Chair Kiss extends a big thank you to Bruce for all his hard work.

Adjourn: Next meeting July 11, 2016 Don Jackson made a motion to adjourn. Seconded by the Planning Commission.

Respectfully submitted by:

Rhonda Ferrell, Secretary