

**KOCHVILLE TOWNSHIP PLANNING COMMISSION  
PUBLIC HEARING AND REGULAR MEETING  
MARCH 14, 2016 - APPROVED  
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**7:00 pm:** Opened up with the Pledge of Allegiance.

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

**Approval of Agenda:** Chair Kiss would like to move “approval of PC minutes” under (M): Other Business. Mr. Herlache made a motion to approve the amended agenda. Seconded by Mrs. Cammin. Motion carried.

**OPEN PUBLIC HEARING**

**Case SA-16-02 SHERWIN WILLIAMS CO:**

**Staff Report:** Bruce Palmer, Building and Zoning, presented the staff report to the Planning Commission entailing the sign appeals report on Sherwin Williams located at 5139 Bay Road in the B-2 district. He stated the existing sign is approximately 24 feet tall and 80 square feet in size. The ordinance requires that signs may not exceed a height of 12 feet. Sign size (face) is limited to 64 square feet with increases allowed for decorative brick, stone or faux brick, stone base and landscaping, allowing for a sign face of 84 square feet. The sign board of appeals has agreed to a 3 foot variance to the height of the sign allowing the sign a height of 15 feet due to the brick pillars existing near the sign.

**Applicant Presentation:** Jason Rood, Store manager at Sherwin Williams, spoke on behalf of the Sherwin Williams Co. He questioned other businesses high signs, and if they have to come in to conformance. Chair Kiss stated, “Yes, one at a time.”

**Questions by Sign Board:** Mrs. Ferrell questioned the large sign face and the shortness in height. Is it going to block other businesses signs? Mr. Palmer stated it would not pose a problem. Mr. Jackson questioned if they would lose any parking spots. No, they would not. Mr. Leuenberger’s concern was the sign board of appeals application wasn’t fully filled out with what their intentions were going to be to fix the sign. Mr. Herlache wanted to address the time frame of fixing the sign.

**CLOSE PUBLIC HEARING**

**Deliberations and Actions on Sherwin Williams Appeal:** The sign board of appeals has agreed to a 3 foot variance to the height of the sign allowing the sign a height of 15 feet due to the brick pillars existing near the sign. Mr. Palmer would approve whatever option Sherwin Williams chooses administratively.

**Mr. Jackson made a motion with the following:**

**Option 1:** The sign shall be brought into total compliance meeting the sign size of 64 square feet and allowing a sign variance in height not to exceed 15 feet. This option would require resizing the sign.

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**Option 2:** The sign would not require resizing with the following bonus provisions added:

- Sign structure (base) of decorative brick, decorative block, stone, or faux brick, stone.
- Landscaping around the sign perimeter equal to 2 square feet for each square foot of sign area or 160 square feet of landscaped area.
- Variance for height: total height not to exceed 15 feet.

The Sign Board of Appeals has granted 120 days to complete the work.

**Mr. Herlache seconded the motion.**

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

**OPEN PUBLIC HEARING**

**CASE SA-16-03 TRACTOR SUPPLY COMPANY:**

**Staff Report:** Mr. Palmer, Zoning and Building, spoke on behalf of the sign board of appeals report. There is no representative for Tractor Supply present so there will be no action made on this appeal tonight.

**Applicant presentation:** N/A

**Questions by Sign Board:** Mr. Leuenberger stated that Tractor Supply Company didn't fill out the correct paper work on how they were proposing to fix the sign into compliance. Discussion continued on the Tractor Supply's sign's characteristics.

**CLOSE PUBLIC HEARING**

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

Don Jackson made a motion to take no action until our next Planning Commission meeting on April 11<sup>th</sup>.  
Seconded by Chair Kiss.

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

**CLOSE PUBLIC HEARING SIGN BOARD OF APPEALS**

**OPEN PLANNING COMMISSION MEETING**

**PA33 Committee:** no comments.

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

- The Township Board held two public hearings:
  - Resolution 16-03 FY 2016-2017 Kochville Township budget was approved during the regular meeting.
  - Ordinance 16-02: Regulation and Operation of public sewer system was approved during the regular meeting.
- Ordinance #16-04: Rezoning on parcel # 18-13-4-26-3014-001. 2690 Kochville Road was approved.
- Resolution #16:05: Deputy Clerk's salary was approved.
- Resolution #16-06: Deputy Treasurer's salary was approved.
- The Board approved Personnel Policy 8.0-8.1 Amendments: Leave policies –combining vacation, sick and personal time all into one category: Paid time off (PTO).
- Resolution #16-04: Board of Review Poverty Exemption was approved.
- The Board approved the purchase of a truck mounted crane from Front Line Services which is not to exceed \$14,500.00. It will be mounted on the DPW truck. This will allow the DPW to remove any sewer lift station pump in Kochville Township.
- Brandon Rossi, Fire Inspector explained the need to amend ordinance #14-09 which will allow him the ability to issue a citation to the responsible party that causes alarm activation.
- The Board approved an upgrade to the interior lighting at the Fire Station in the amount of \$18,621.82. They will be receiving a rebate of approximately \$3,500.00.
- WI-FI and smart thermostats will be installed at the Kochville Veteran's Hall.

**Business Items:**

**(A): Proposed zoning ordinance revision draft review: Planned Unit Developments:**

Michael Deem, Senior Planner from McKenna Associates introduced himself to the Planning Commission. He will be working with Sarah Traxler on Kochville's future projects.

Mr. Deem passed out the revised proposed amendments to the Kochville Township's multiple-family residential standards second draft to the Planning Commission dated March 13th. He went over the updated revisions from last month's meeting including: accessory building: single family residence, definition of drive-in, supplementary use regulations with access, and sidewalks. R-3, B-1 and B-2 zoning residential and commercial changes, planned residential unit development, planned unit development involving minimum lot size, individual uses and zero setbacks were discussed.

Mr. Leuenberger questioned building length of 150 feet. Mr. Deem will clarify it better on the picture. Mr. Jackson questioned the 5 feet width of sidewalks. Mr. Palmer stated our standard sidewalk width is six feet around Kochville. Mr. King stated in the Cardinal Square it is 5 feet 4 inches for sidewalk width. Sidewalk deferments and sidewalks to "no-where" were discussed. Mr. King questioned special use permits.

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Mr. Leuenberger questioned individual uses. Minimum lot size and individual uses was discussed among the Planning Commission, Mr. Deem, and Mr. Palmer.

Chair Kiss questioned mobile home parks and how they will be addressed in the Ordinance. Mr. Deem will check with Ms. Traxler.

Project schedule was discussed. Access and circulation will need to be reviewed. Public Hearing needs to be scheduled. Updates will be done and emailed to the commissioners.

**Other Business:**

**Approval of minutes of February 8, 2016:** Mr. Jackson made a motion to approve the minutes of February 8, 2016 as presented. Seconded by Mr. Leuenberger. Motion carried.

**Approval of minutes of February 29, 2016:** Mr. Jackson made a motion to approve the minutes of February 29, 2016 as presented. Seconded by Mr. Leuenberger. Motion carried.

**Comments from Staff/Commission:** Mr. Palmer stated he was attending a planning workshop in Frankenmuth tomorrow. We have one seat open, if anyone is interested.

Mr. King stated we will not replace Tony Dier at this time.

Chair Kiss would like to thank Bruce for his staff reports on the sign appeals.

Mr. Leuenberger questioned the future of Davenport University. He asked Mr. Deem about his thoughts on our sign board of appeals process. He stated it was more efficient than most townships.

Mrs. Cammin questioned upcoming projects. Several big projects coming this summer. Mr. Palmer stated next month we will have Prairie Farms parking lot expansion.

Mr. Herlache questioned a possible light at Kochville and Bay Roads. Mr. King stated we are close, but MDOT is not on board yet. April 11<sup>th</sup> Mr. Herlache asked to be excused.

Chair Kiss questioned JD Byrider. JD Byrider is a leasing car lot. They will not sell vehicles.

Rhonda Ferrell stated there will be a Township Board meeting on March 21<sup>st</sup> at 7pm.

**Adjourn: Next Meeting April 11, 2016:** Mr. Jackson made a motion to adjourn. Seconded by Chair Kiss. Motion carried.

Respectfully submitted by:

Rhonda Ferrell, Secretary