

**KOCHVILLE TOWNSHIP PLANNING COMMISSION
PUBLIC HEARING AND REGULAR MEETING
FEBRUARY 8, 2016 – APPROVED
PAGE 1 OF 4**

7:00 pm: Call to Order/Pledge of Allegiance.

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

Approval of Agenda: Mr. Herlache made a motion to approve the presented agenda. Seconded by Mr. Jackson. Motion carried.

Approval of minutes of January 11, 2016: Discussion about the MSU Design class. It will be Thursday, February 11th at 6:30-8:30pm. Mr. Jackson made a motion to approve the minutes of January 11, 2016. Seconded by Mr. Robishaw. Motion carried.

Public Hearing

A: REZ-16-01: Request to rezone parcel # 18-13-4-26-3014-000, which comprises 9.770 acres specifically 2690 Kochville Road, currently with 315 feet of frontage on Kochville Road. The applicant proposes to rezone this property from the current R-1 A zoning district to the B-1 Neighborhood Business.

Staff Presentation and overview of the petition: Mr. Palmer, Building/Zoning Administrator presented his staff report to the Planning Commission. Mr. Leunberger, applicant, is in the audience if the commissioners have any questions or concerns. The recent approval of the Master Plan Amendments as adopted refers to the zoning plan which the future land use map designates the B-1 district as Neighborhood Commercial. This parcel is currently vacant agricultural land and the most recent use was farming. This parcel is located within the 100 year flood plain. It will have to be approved by the DEQ before any construction would be approved.

The subject site is zoned vacant/agriculture. To the north is vacant/agriculture. To the south is residential/agriculture. To the east is vacant/agriculture. To the west of the subject parcel is vacant/agriculture/split zoned.

The permitted uses for the B-1 zoning district would be as follows: personal service establishments, institutions for human care, drive-in businesses including banks and financial institutions, temporary outdoor uses, pet grooming establishment, day nurseries, office buildings, commercial schools, educational institutions, funeral homes, billboards, retail sales in an enclosed building, churches, and printing establishments.

The permitted uses by B-1 special use permit would be as follows: restaurants, multiple-family residential, housing for religious personnel, planned unit development, golf driving ranges, public buildings, mini-storage, and animal protection shelter.

**KOCHVILLE TOWNSHIP PLANNING COMMISSION
PUBLIC HEARING AND REGULAR MEETING
FEBRUARY 8, 2016 – APPROVED
PAGE 2 OF 4**

This rezoning request is not expected to have a negative impact on the Township's roads and emergency services. The department of public works is reporting that continued development will eventually impact the Township's sewer system within the next 4-5 years or sooner depending on the extent of the development. A recent evaluation of the system by Spicer Engineering indicated the township is currently at 79% of rated firm pump capacity at its main pumping station.

Mr. Robishaw questioned if this subject property was in the town and gown.

Petitioner presentation: Mr. Leuenberger stated he thought the interceptor sewer line that was recently put in was designed as a holding tank for that pump station so it could pump at 100%. Mr. Palmer stated it is correct it might need a pump upgrade in the future. He also stated all utilities are present.

This rezoning request is compliant with the Future Land Use Map as adopted and Master Plan.

Public comment: Bruce Flewelling 2675 Kochville Road was wondering what the timeline would be when they are taking down his house for the Fashion Sq Blvd extension. Construction starts in spring. Chair Kiss recommended calling Steve King, DDA Director. He can also contact his landlord.

Close public comment

CLOSING OF PUBLIC HEARING

OPEN REGULAR MEETING

Deliberation and possible decision by Planning Commission: Mr. Herlache had no comment. Mr. Robishaw wanted Ms. Traxler's opinion on going from an R1-A zoning district to B-1. She stated with the Fashion Sq extension the area's vision in the Master Plan was Neighborhood Commercial. Rezoning is consistent with the Master Plan.

Mr. Jackson would like the commissioners to keep in mind all the B-1 zoning district uses.

Mrs. Ferrell stated this rezoning parcel would be compliant with the Future Land Use Map.

Chair Kiss would like to commend Mr. Palmer on the staff report presentation. He stated this rezoning application is consistent with the Master Plan.

Mr. Jackson made a motion to recommend approval of the rezoning request to the Township Board of Trustees for parcel # 18-13-4-26-3014-000 – 2690 Kochville Road 9.77 acres from R1-A to B-1. Seconded by Mr. Robishaw.

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

**KOCHVILLE TOWNSHIP PLANNING COMMISSION
PUBLIC HEARING AND REGULAR MEETING
FEBRUARY 8, 2016 – APPROVED
PAGE 3 OF 4**

Public Comment: no comments.

Close public comment

PA 33 Committees: no comments.

Report from Township Board: Rhonda Ferrell:

- The Board approved the Fire Department to proceed with the two FEMA grant applications as requested by Chief Malesky.
- The Board approved Resolution 16-01: Construction Board of Appeals Fee Schedule as changed, adding the application fee of \$500 into the wording of the resolution.
- The Board approved Resolution 16-02: FY 2015-2016 Budget Amendments.
- Township Manager King gave the Board a brief summary of Resolution 16-03: FY 2016-2017 Budget proposal and requested a public hearing for February 15, 2016.
- The Board approved FY 2016-2017 Capital Improvement Plan.
- The Board approved the Special Event Application for the American Heart Association Heart Walk on May 14, 2016.
- The Parks and Recreation Committee officers are: Spencer Lindenberg –Chairman, Chuck Pappas – Vice Chairman, and May Breeden – Secretary.
- The Presidential Primary Election is Tuesday, March 8th with voting at the Veteran’s Hall.
- Consumers Energy will be replacing gas and electric meters this summer in Saginaw County. There should be no interruption with the gas service. The electricity should only be off for a few minutes. This is proposed to take place sometime in July. The new “smart” meters will allow home owners to check their usage by hour.
- Supervisor Loiacano spoke to MDOT regarding proposed projects in the Township in hopes of obtaining a light at the Bay and Kochville Road intersection.
- FYI: There is an MSU design meeting here at the Veteran’s Hall on Thursday, February 11th from 630-830pm.

Business Items:

A: Draft technical review of amendments to the multi-family residential zoning standards was presented by Ms. Traxler, McKenna Associates to the Planning Commissioners with discussion on each of the following zoning standard districts:

- 155.005.B Definitions
- 155.180-155.183, R-2 Residential District
- 155.195-155.198, R-3 Residential District
- 155.230-155.233, B-1 Commercial District
- 155.245-155.248, B-2 Commercial District
- 155.311, Planned Residential Unit Development
- 155.313, Planned Unit Development
- 155.340-155.345, Town and Gown Overlay Districts

**KOCHVILLE TOWNSHIP PLANNING COMMISSION
PUBLIC HEARING AND REGULAR MEETING
FEBRUARY 8, 2016 – APPROVED
PAGE 4 OF 4**

Proposed Project Schedule:

- Feb 8th: Technical review of Multiple-Family standards
- Feb 29th: Review 1st draft of Multiple-Family standards: draft packets will be emailed prior to mtg.
- March 14th Planning Commission Public Hearing
- March 21st: Board of Trustees Meeting

Other Business: Zoning Board of Appeals will hold a meeting on February 18th at 6 pm. Election of Officers. The committee is looking for another member.

Comments from Staff/Commission: Mr. Palmer stated we have 15 active projects. 5 new homes and 2 sign board of appeals applications. There is an interested developer looking at the property next door to Anderson Eye. He was also contacted on behalf of Chase Properties permanent sign. They might ask the Planning Commission for a variance for size because of multiple tenants.

Mr. Dier stated they met with Bridget Smith, Planner from Saginaw Township and they discussed the sign board of appeals.

There will be a meeting at Veteran's Hall represented by MSU extension on Thursday, February 11th at 6:30-8:30pm. Public welcome.

Mr. Robishaw asked to be excused for the special meeting February 29th and the March 14th meeting.

Mr. Jackson spoke about the DDA extension of Fashion Square Blvd and updated decorative lights along Tittabawassee Rd.

Rhonda Ferrell let everyone know there will be a Township Board meeting on Monday, Feb 15th at 7pm.

Adjournment: Public Hearing February 29th at 7:30pm Regular Meeting March 14th: Mr. Robishaw made a motion to adjourn. Seconded by Mr. Jackson. Motion carried.

Respectfully submitted by:

Rhonda Ferrell, Secretary