

**KOCHVILLE TOWNSHIP PLANNING COMMISSION
SPECIAL MEETING
FEB 29, 2016 –APPROVED
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7:00 p.m.

Call to Order/Pledge.

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

Approval of Agenda: Mrs. Ferrell wanted to delete agenda item E: PA33 Committees and agenda item F: Report from Township Board. Mr. Jackson made a motion to approve the amended agenda. Seconded by Mr. Leuenberger. Motion carried.

Public Comment: no comments.

Close Public Comment

Business Items:

(A): Multiple-Family Zoning Ordinance Draft Review presented by Sarah Traxler, McKenna Associates:

- Section 155.005 Definitions: Family and Townhouse.
- Section 155.120 CG-1 Conservation-Greenbelt: added state licensed residential facilities.
- Section 155.135 A-1 General Agriculture: added state licensed residential facilities.
- Section 155.150 R-1A Residential: added state licensed residential facilities.
- Section 155.165 R-1 Residential: added state licensed residential facilities.
- Section 155.180 R-2 Residential: added state licensed residential facilities, deleted zero lot line.
- Section 155.195 R-3 Residential: added state licensed residential facilities, deleted misc items.
- Section 155.230 B-1 Commercial: discussed drive-in versus drive-thru restaurants.
- Section 155.245 B-2 Commercial: discussed plan unit development.
- Site development discussion

Discussion developed among Zoning, Planning, committee members and Ms. Traxler about concerns of the multi-family residential zoning standards.

The project schedule was discussed. Possibly a special meeting on March 28th, we will discuss it at the next PC meeting.

Other Business:

Mr. Palmer, Building and Codes, stated that there is a training workshop for Planning and Zoning Officials held by the MI Association of Planning on Tuesday, March 15th in Frankenmuth from 4-9pm. If you are interested in attending, please let him know ASAP.

Comments from Staff/Commission: Mr. Palmer stated for next month's Planning Commission meeting that there will be two sign board of appeals applications. One is for Tractor Supply Co and the second one is Sherwin Williams. Looking ahead to April, there will be two more sign board of appeals and a site

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plan for Prairie Farms Dairy. He is meeting with a project developer tomorrow morning, who is interested in constructing a restaurant in the township. He received an updated site plan of the development of an assisted living facility, nursing home, and a pharmacy constructed in a three phase development.

Mr. Dier, Planning, wanted to thank the Planning Commission for their hard work. It was a pleasure working with you all. This will be my last meeting. I am taking a full-time position at Saginaw Township. My last day with Kochville Township will be Friday, March 4th.

Sarah Traxler, McKenna Associates, stated she will miss Tony.
Chair Kiss stated that Tony will be missed. Thank you all for coming out to the special meeting tonight.
Mrs. Ferrell commended Tony and wished him the best of luck.

Adjournment: Next meeting will be March 14, 2016 at 7 pm. Chair Kiss made a motion to adjourn. Seconded by Mr. Herlache. Motion carried.

Respectfully submitted by:

Rhonda Ferrell, Secretary