

**KOCHVILLE TOWNSHIP PLANNING COMMISSION
REGULAR MEETING
SEPTEMBER 12, 2016 – APPROVED
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7:00pm:

Call to Order/Pledge:

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

Approval of Agenda: Mr. Robishaw made a motion to approve the presented agenda. Seconded by Mrs. Ferrell. Motion carried.

Approval of Minutes from August 8, 2016: Mr. Leuenberger made a motion to approve the presented minutes from August 8, 2016. Seconded by Mrs. Cammin. Motion carried.

Public Comment: no comment

Close Public Comment

PA33 Committee: Joanne Cammin shared an article from the Great Lakes Magazine.

Report from Township Board: Rhonda Ferrell:

- Mike Roka from Yeo & Yeo gave an overview of the 2015-2016 audit findings. He stated the Township was in a very good position. The audit went smoothly.
- Steve Rokowski from Spicer Engineering presented the Water Reliability Study and stated Kochville's system is well maintained and in very good shape.
- The Veteran's Hall HVAC improvements are complete.
- The walking path resealing from Bay Road eastward to I-675 should start the week of August 22nd
- Resolution #16-21: Budget Amendments for FY 2016-17 was approved.
- Resolution #16-17: PUD: Comfort Care Senior Living was approved.
- Resolution #15-18: MMWA Trustee & Alternate Trustee appointments were approved.
- The Board approved the DDA Christmas in Kochville Event with final approval by the Fire Department.

New Business: Garber Chrysler 5330 Bay Road Jeep Demonstration Track: Scott Ellsworth is requesting to add additional amenities to his existing Jeep demonstration area and has submitted a site plan for review. This is NOT a change of use or a change from what was previously approved by the Planning Commission on January 10, 2011.

Staff comments: Mr. Palmer presented his site plan review of the Jeep Test Track. The track's purpose is to show prospective customers the off-road capabilities of the Jeep brand. The track will be approximately 900 feet in total length with a figure 8 shape which will contain 5 to 6 different elements including hill ascent, rock crawl, log traverse and offset "driver's wedges." It will have one locked entrance gate and will be surrounded by fencing. The track will only be used by prospective customers.

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A trained Garber Sales Specialist will accompany the customer on a drive through the course during business hours only. Maximum speed for the track is no more than 10 MPH. The infield and areas surrounding the demonstration track will be landscaped and properly maintained.

Discussion by Planning Commission: Mr. Robishaw commented on noise which he didn't think would be a nuisance. Tony Leuenberger questioned lighting in the future. There is no lighting plan at this time because it will only be used during daylight hours. Russ Herlache questioned signage. There will not be any signage. Mr. Palmer stated the storm water is not affected by this test track.

Action by the Planning Commission: Mr. Robishaw made a motion to approve site plan Case # SPR 16-04, Garber Chrysler Jeep Test Track Layout dated September 6, 2016, 5330 Bay Road. Stipulation: a light plan should be submitted for night activity. It would be handled administratively. Seconded by Mrs. Cammin.

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

SIGN ORDINANCE REVIEW: Revisions to the Kochville Township Sign Ordinance.

Staff Presentation: Bruce Palmer presented the Planning Commission with some sign ordinance revisions. There have been some recent Supreme Court rulings recently that have affected the sign ordinance proposed revisions: Reed vs. Gilbert and MI Highway Advertising Act.

The proposed revisions were part of the sign board committees (Bruce Palmer, Ron Robishaw, Don Jackson, and Ed Thon) recommendations.

Mr. Palmer discussed the proposed revisions.

Discussion by Planning Commission: The Planning Commission commended Bruce and the sign committee on all the preparation of the sign ordinance updates.

Action by the Planning Commission: Mr. Robishaw made a motion to send the sign ordinance revisions presented tonight to the Township Board for approval. Mr. Herlache seconded the motion.

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

Other Business: None

Comments from Planning Consultant/Planning Commission/ Staff:

Bruce Palmer stated Global Development is the general contractor for the nursing home. They will be

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breaking ground within 2 weeks. They have eliminated the greenhouse, one detention pond and some sidewalks.

Mike Deem from McKenna Associates stated he would like to do an educational training next month on Medical Marijuana and MI Self Driving Cars.

Tony Leuenberger commented on the new signs within the Township.

Rhonda Ferrell stated the Township Board meeting will be Monday, September 19th at 7pm and the DDA open house will be September 15th from 6-9pm. Farmer's Market is Tuesdays through September 27th.

Adjournment: Next meeting: October 10, 2016.

Respectfully submitted:

Rhonda Ferrell, Secretary