

**KOCHVILLE TOWNSHIP PLANNING COMMISSION
MINUTES OF REGULAR MEETING
AUGUST 10, 2015 – APPROVED
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7:00 pm: Opened with the Pledge of Allegiance.

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

Approval of Agenda: Chair Kiss would like to add under Other Business (H): Davita Dialysis Clinic. Mr. Herlache made a motion to approve the amended agenda. Seconded by Mrs. Ferrell. Motion carried.

Approval of minutes of July 13, 2015: Mr. Leuenberger made a motion to approve the minutes of July 13, 2015. Seconded by Mrs. Cammin. Motion carried.

Public Comment: no comments.

Close public comment:

PA 33 Committees: no comments.

Report from Township Board: Rhonda Ferrell

- The Saginaw County Road Commission has \$1,200,000 in Federal Funds for the Davis Road reconstruction. Planning for the project is ongoing and Kochville Township will continue to set aside at least \$100,000 each fiscal year.
- The Board discussed the sign replacement proposals for the Township Office and Veterans Hall. The existing sign at Kochville Veteran's Hall does not meet zoning requirements. It would be best to replace the existing sign in order to conform to the Kochville Township Zoning Ordinance. The Board approved Barrett Sign's proposal: option "B" at a cost of \$15,600 to replace the Township Office sign with a new LED sign. The Board also approved Barrett sign's proposal-option "B" for Kochville Veteran's Hall sign, replacement to be capped at \$10,000.
- Resolution #15-14: Notice of Intent to issue Capital Improvement Bonds was passed by the Board (for the extension of Fashion Square Blvd. from Loeffler to Kochville Road.)
- The Board approved an employment agreement with Zachary Stedry as Township Intern and an employment agreement amendment with Emily Gennrich to change her title from "intern" to "seasonal employee".
- The Board approved to complete Part 12 of the Water Reliability Study Proposal by Spicer Engineering and Part 16 –General Plan at a maximum cost of \$15,000.
- The Board approved Resolution #15-13: Appointment of Steve King as alternate member for Mid MI Waste Authority replacing Clerk Machata.
- The Board approved up to \$49,000 for Tittabawassee/Kenora Dr improvements (broken/plugged storm sewer).
- Treasurer Brewster received \$20,633.42 for unclaimed property money. The Board approved putting the check for unclaimed money from the State of MI towards the new signs at the Township Office and Veterans Hall. The Fire Department will be receiving \$251.22.
- The Farmers Market will be moving to Krossroads Park the first part of August.

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Business Items:

A: SPR-15-006 (ABC Supply, Inc. 5393 N. Michigan) –MLR Engineering, on behalf of ABC Supply Inc, is requesting site plan approval to expand the paved area of their property in order to add an outdoor storage area to the site at 5393 N. Michigan. (Attachment #1)

Tony Dier, Planning explained his site plan review to the Planning Commission:

- The proposed use is a building supply establishment with outdoor storage. The outdoor storage is a newly proposed use for this property and is permitted in the M-1 district, with additional requirements for site design.
- The proposed expansion area complies with the setback requirements for the district. The existing building encroaches into the front yard setback (Agricola). The existing parking spaces encroach into the front yard setback (N. Michigan and Agricola). 9 of the existing 14 parking spaces are located within the front yard setbacks of N. Michigan and Agricola. The existing parking lot is not double striped. Aisle widths and circulation widths are not indicated.
- The existing dumpster is screened but not enclosed.
- 350 square foot of parking lot landscaping is required. Landscaped areas must be at least 100 sq ft and 4 feet in any direction. Landscaping is indicated on the site plan, but a portion is located within the right of way. Saginaw County Road Commission's approval is needed for any work or plantings within the road right of way. Further details regarding the type of plantings should be provided with the final site plan.
- The Planning Commission will determine the type and location of fencing. An 8 ft tall chain link fence with screening is on the site plan. If the project is to be split into phase I and phase II, any fencing that will cross the storage area to enclose phase I until phase II is started must be indicated in some way on the site plan.
- No proposed lighting is shown.
- Signs should come into compliance with the Ordinance by February 26, 2016.
- Storm water review is still being evaluated by our Township Engineer.
- Building department will need to review and approve the site plan before final approval.
- The fire department is requiring a knox box.
- Public works stated that the drain line will have no effect on existing lines.
- The proposed use is a use permitted by right within the M-1, zoning district.

Kimberly Hill, Project Engineer from MLR Engineering spoke on behalf of ABC Supply. MLR Engineering will construct a 25,000 asphalt addition for outdoor storage. The location is the former Siding World site. They are going to put up an 8 foot chain link fence with screening for privacy. There will be no additional lighting. It will be a warehouse, no retail sales.

Mr. Leuenberger questioned the height of the material on pallets. It will be in the 4-5 ft range. Chair Kiss would like to see the parking in conformity with the Township zoning ordinance along with double striping and parking lot widths and lengths. Fence location needs to be sited on the site plan indicating Phase I and Phase II. He would like to see the dumpster protected by a masonry enclosure with a swing gate. Mr. Robshaw questioned the permanent sign out front, and it needs to be in

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compliance by February 26, 2016. Chair Kiss asked about the type of fence, chain link with privacy slats Ms. Traxler, McKenna Associates questioned the loading space. It will all be contained in the fenced in area. Construction will begin in the fall.

Russ Herlache made a motion to table the site plan of SPR-15-006 ABC Supply Inc. 5393 N. Michigan for further documentation of the following conditions:

- The existing parking area must come into compliance with the requirements outlined in section 155.081 through 155.089 of the zoning ordinance. This includes providing a parking calculation showing that there are an adequate number of parking spaces. The parking must be double-striped and circulation designed according to ordinance standards. Dimensions must be shown and be compliant.
- The site plan must designate where any fencing will go on the property during the Phase I portion of the development, prior to its final design for Phase II.
- No barbed wire is permitted on the proposed fence.
- The site plan must indicate that stored materials will not extend more than eight feet in height.
- A masonry dumpster enclosure that complies with Section 155.086 (J) must be shown on the site plan.
- The existing sign must be moved outside of the road Right-of-Way and must comply with Chapter 153 of the Ordinance.
- The proposed site plan must meet the requirements of the Kochville Township Stormwater Management Plan. The plan will be reviewed by the Township Engineer and the comments forwarded to the applicant to be addressed.

Seconded by Mrs. Cammin

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

Other Business: Mr. Robishaw received an email from Mr. Palmer concerning a new business that would like to construct a dialysis treatment clinic. The projected site would be behind a current business 'Airgas' on Ashley Lane. It was the old H-Care office supply building. They are planning on remodeling the building. Planning Commission discussed the parking in front, front yard setbacks and circulation which is a concern.

Comments from Staff/Commission:

Ms. Traxler: McKenna Associates, let the Planning Commission know that Tony, Steve, and she had a meeting together about residential market analysis. There will be a study done on target marketing for future housing types based on demographics in the near future.

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Mr. Leuenberger mentioned Bruce Dubay aka Dubay's Body Shop. He was wondering if there was any movement on his site plan since it has been over a year. Mr. Dier mentioned he was working with Steve and Bruce on this project and possibly resubmitting.

Mr. Herlache mentioned he would be attending Chippewa Nature Center tomorrow for a tree seminar.

Mrs. Cammin stated she would also be attending the Chippewa Nature Center for a tree seminar.

Mr. Robishaw asked about training in October from Sarah, McKenna Associates.

Mrs. Ferrell reminded everyone of the Township Board meeting on Monday, August 17 at 7pm

Chair Kiss stated that T-Dubs have closed their doors.

Adjournment: Next meeting: September 14, 2015 Mr. Robishaw made the motion to adjourn. Seconded by Chair Kiss. Motion carried.

Respectfully submitted by:

Rhonda Ferrell, Secretary