

**KOCHVILLE TOWNSHIP PLANNING COMMISSION
MINUTES OF REGULAR MEETING
MAY 11, 2015 – APPROVED
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7:00 pm: opened with the Pledge of Allegiance.

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

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

Approval of minutes of April 13, 2015: Mr. Herlache would like to add that his absence was excused on April 13, 2015. We will add the word – excused. Mr. Jackson made a motion to approve the amended minutes of April 13, 2015. Seconded by Mrs. Cammin. Motion carried.

Public comment: no comments

Close public comment

PA33 Committee: Mrs. Cammin questioned a possible traffic count on Mackinaw Road. We will check into this count. Chair Kiss commented about the traffic lane closure. It is posted on the township website as follows: MDOT will be making repairs to drainage catch basins on northbound M-84 in Saginaw County this Tuesday through Friday, between Weiss Street and Pierce Road. This work will require right-lane closures from 8 am to 1:30 pm daily.

Report from Township Board Member Rhonda Ferrell:

- Chad Leach is the new DPW employee.
- The Parks and Recreation committee is planning a Kochville Clean Day for Saturday, June 13th.
- The Board approved the 2015 Saginaw County Road Commission Maintenance Projects in the amount of \$74,590.75
- Treasurer Brewster discussed taxes and penalties that are charged when taxes are paid late. It was determined that payments have to be received in the Township Office by 4:30 p.m. on the due date. Postmarked envelopes/payments received after the due date will be considered late.
- Sandy David's position was changed from "office clerk" to "operations assistant".
- The Board suspended the disposal policy to allow the Township to sell office partitions.

Business Items:

A: SPR-15-001 (Decorative Concrete Resources, 5093 N Michigan)-Applicant is requesting site plan approval to construct a 2,304 square foot building adjacent to their existing 4,224 square foot building for use as storage and packaging for their existing retail establishment with limited showroom sales.

Mr. Dier, Planning, communicated the site plan review that was put together by himself and Bruce Palmer, Zoning Administrator to the Planning Commission.

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- The use, retail business whose principal activity is the sale of merchandise in an enclosed building, is a use permitted by right in an area zoned B-2.
- The proposed and existing structures comply with the setback requirements within the zoning ordinance. The landscaped concrete display area must be noted as complying with the 15 foot front yard setback requirement (no dimension is shown).
- The site plan meets the parking minimum defined by the ordinance.
- The waste masonry enclosure complies with the ordinance.
- The concrete approach to the waste enclosure is denoted as 9 inches thick.
- The Zoning Administrator has determined that because of the limited nature of the changes made to the existing asphalt parking area, curbing wouldn't be required at this time.
- A landscaping plan is required to be shown on the submitted plans.
- A photometric plan is required to make sure light is deflected away from the neighbors.
- No proposed signage is shown on the plan.
- Storm Water plan and calculations are being reviewed by the Township Engineer.

The project complies with the general development standards of the Township; staff recommends approval of site plan SPR 15-001.

Chair Kiss questioned the storm water calculations. Mr. Klein, Engineer will review the plan. Mr. Leuenberger questioned signage and Mr. Herlache questioned time frame. Kim Running, Decorative Concrete stated they have a sign on their building, and they would like to proceed with construction as soon as possible. Decorative Concrete would like to construct a 32x72 cold storage pole barn for raw color.

Mr. Herlache made a motion to approve the site plan dated May 5, 2015 SPR -15-001, Decorative Concrete Resources, 5093 N Michigan 18-13-4-36-3007-003 with the following conditions:

- A landscaping plan that reflects the requirements outlined in this report should be submitted and must be approved by staff.
- Any new lighting must be shown on the final plans, and a photometric plan must be provided to show that no light will trespass beyond property lines.
- The site does not have an existing storm water management plan. The Township Engineer will need to complete a review of the submitted plans for compliance with the Township's storm water management ordinance, and grant approval of said plans prior to the issuance of a building permit.

Mr. Jackson 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.

B: Call for Public Hearing for 2015 Master Plan Amendment- June 8, 2015: The 2015 Master Plan Amendment draft was sent out to the neighboring communities for a 63 day review.

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Chair Kiss made a motion to schedule and duly notice a public hearing on June 8, 2015 to receive public comment per the MI Planning and Enabling Act on the proposed Kochville Township 2015 Master Plan Amendment for the three sub-areas. Seconded by Mr. Jackson. Motion carried.

Other Business: Mr. Dier stated that Bruce Palmer, Building Inspector/Zoning was constructing an administrative site plan review on 3056 Kabobel Road for the proposed Henderson Glass, which occupies the former ‘Signs by Walt’ building. They want to add a dumpster and 5 additional parking spaces with curbing. The Storm Water development is under the 5% threshold, and no formal storm water review is required. Planning Commission must be aware of the approval, and the request for exemption must be included in documentation file. Improvements must conform to the storm water ordinance to the maximum extent practicable. There is no storm sewer available on Kabobel Road.

Comments from Staff/Commission: Saturday, June 6th at 9am there will be a CPR and AED training class located at the Fire station at 5865 Mackinaw Road right next door to the Kochville Township Offices. It will include adult, child and infant CPR. It will also include training on the AED (Automated External Defibrillator). RSVP by May 25th to Fire Inspector Brandon Rossi by phone # 989-792-7596 ext 123. or email brossi@kochvillefire.com

Mr. Dier, Planning, discussed residential uses in relationship with the zoning ordinance. Rowe Training was attended by Mr. Robshaw, Mrs. Cammin, and Mrs. Ferrell. It will be held again on May 28th for those of you who weren’t able to make it.

Mr. Leuenberger discussed non-conforming permanent signs around the township. He was wondering about the amount of billboard signs. He was also concerned about the lack of sidewalks at Davenport University. In the DDA Capital Improvement Plan sidewalk improvements are addressed.

Mrs. Cammin questioned the height requirements for signage on Bay Road and Tittabawassee. B-1 zoning district is 8ft. B-2 and B-3 zoning districts are 12 ft. Flowers and landscaping are not required. It is characterized as a bonus for extra sq footage.

Chair Kiss commented on Bay Outboard Marine and their construction.
Mrs. Ferrell stated Board meeting would be Monday, May 18th at 7pm.

Adjournment: Next PC meeting will be Monday June 8th at 7 p.m. with public hearing. Mr. Jackson made a motion to adjourn. Seconded by Chair Kiss. Motion carried.

Respectfully submitted by:

Rhonda Ferrell, Secretary

