

**KOCHVILLE TOWNSHIP PLANNING COMMISSION  
MINUTES OF REGULAR MEETING  
SEPTEMBER 15, 2014 –APPROVED  
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**7:00 p.m.:** opened with the Pledge of Allegiance.

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

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

**Approval of minutes of regular meeting July 14, 2014:** Mr. Jackson made a motion to approve the PC minutes as presented as of July 14, 2014. Seconded by Mrs. Cammin. Motion carried.

**Public comment:** no comments.

**Close public comment:**

**PA33 committee:** Mrs. Cammin wanted to recognize Downtown Midland on Main Street. It has businesses on first floor and condos on the second floor.

**Report from Township Board: Rhonda Ferrell:**

- An employment contract with Mark Schultz as Kochville Township Electrical Inspector was approved.
- A cleaning/maintenance contract for the Kochville Veteran's Hall was approved.
- An internship extension was approved for Emily Gennrich through March 31, 2015.
- The employee pension annual contribution was approved in the amount of \$29,044.12.
- A public hearing for Regulations of Signs in Kochville Township was held on August 26, 2014 and Ordinance #14-08 – Regulations of Signs in Kochville Township was approved by the Township Board.
- Yeo and Yeo presented the Board with the FY 2013-14 audit.
- The Board was informed that the cost of waste removal was going up in the future.
- The Code Enforcement Officer position will serve as the Site Security Officer over sight position with the Township Manager, Steve King, as the alternate.
- There will be a passing of the key and grand opening event for the new Kochville Veteran's Hall at 3265 Kochville Road on Thursday, September 25, 2014 at 5 p.m. The Kochville DDA open house will follow immediately afterwards.

**Business Items:**

**Life Church Michigan:** Applicant is requesting a Special Use Permit and Site Plan approval for a change in use at 5200 Tittabawassee Road.

Jonathan Herron, founding pastor of the non-denominational Life Church, spoke on behalf of Life Church of Michigan. The Life Church has been in service since March 2013. Life Church is a non-denominational Christian church that is holding public worship services on Sunday mornings. Families come from Midland, Saginaw, Kochville, Frankenmuth and Caro. In the past they have rented space in

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the public school systems on Sunday mornings. The Life church has a partnership with SVSU and the hosting of the annual Easter egg helicopter drop. They seek consideration of a special use permit for Life Church to lease the vacant former golf academy located at 5200 Tittabawassee Road for their 11 a.m. Sunday worship.

Mrs. Cammin questioned if Mr. Herron would be purchasing or renting. Mr. Herron stated he would be leasing the building for one year. She also questioned the septic field. The septic field is not an issue. It was designed for that facility. Mrs. Ferrell questioned if Mr. Herron knew the prior interested client, Lighthouse. He did not. Mr. Robishaw questioned the special use permit and the period of time occupied. Mr. Palmer, Zoning Administrator, stated the use is permitted by special use only. He also stated the building is allowed only 299 people or less for occupancy levels and to not occupy the second floor which is a finished attic space. They will hold services in the larger area. In the smaller area the children of the families will be involved in Sunday school. There are approximately 70 people in the congregation.

Mr. Palmer recommends approval of the building after the conditions have been addressed and an agreement is in place. If the congregation grows and the parking becomes a problem, Mr. Herron may have to hold another service. Mr. Jackson questioned the special use, and if it goes with the property or the use. Ms. Traxler, McKenna Associates, explained that the special use approval is tied to that specific use, not the property (i.e.: it doesn't run with the land). The DPW has an outstanding issue with the water meter location. The fire department concerns will be addressed in the future contract.

Mr. Jackson made a motion to forward this special use permit application for approval to the Township Board and to schedule a public hearing. Seconded by Mrs. Cammin.

**Roll Call:** Mr. Leuenberger – Yes; Mrs. Cammin – Yes; Mr. Robishaw – Yes; Mr. Jackson – Yes; Mrs. Ferrell – Yes; Chair Kiss – Yes. Motion passed.

**Master Plan Discussion:** Ms. Traxler, McKenna Associates, passed out Draft Goals and Objectives for the Master Plan (attachment #1), an updated sub area map (attachment #2 ) and notes from the last meeting (attachment #3) to the Planning Commission. Ms. Traxler introduced the General Planning and Development Goals; Residential, Agricultural and Open Space Development Objectives; Commercial Development Objectives; Institutional Development Objective; Transportation, Right-of-Way and Public Land Development Objectives. Discussion followed with the Planning Commission and Ms. Traxler. Mr. Jackson commented on the category 'Mixture of Uses'. He would like the name of the category changed. Sarah will eliminate the category and add it to the category 'variety of commercial uses'.

**Planning Commission Training Session:** Ms. Traxler, McKenna Associates, and Tony Dier, Planning, will discuss planning training ideas for a scheduled session on Wednesday, October 22<sup>nd</sup> at 5:30 p.m. for the Planning Commission. Any interested ideas email Mr. Dier.

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**Other Business:** None.

**Comments from Staff/Commission:** Mrs. Cammin commented on Prairie Farms Dairy at 3120 Kochville Road. She is concerned about the parking issue and the excessive amount of semi trucks. Mrs. Ferrell reminded everyone of the DDA open house/passing of the key on Thursday, September 25<sup>th</sup> at 5 p.m. Mr. Dier, Planning, stated we would have up to date zoning maps coming.

**Adjourn:** Mr. Jackson made a motion to adjourn. Seconded by Mr. Robishaw. Motion carried.

Respectfully submitted by,

Rhonda Ferrell, Secretary