

**KOCHVILLE TOWNSHIP PLANNING COMMISSION
MINUTES OF REGULAR MEETING
NOVEMBER 10, 2014 – APPROVED
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7:00 pm: opened with the Pledge of Allegiance.

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

Approval of minutes of October 13, 2014: Tony Dier, Planning, had a change on page one under the heading “staff presentation and overview of petition”: six lines down it states special use by right eliminate “by right”. Mr. Jackson made a motion to approve the amended draft minutes of October 13th. Seconded by Mrs. Cammin. Motion carried.

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

Public Comment: Julie Miller introduced herself to the Planning Commission and spoke about her development plans to build a conference center located at 4850 Tittabawassee Road. She had conversations with Mr. Dier, Planning, and she stated that the property is not going to work because of the existing sewage problems. She is working on a business plan to build an all inclusive conference center in our township for weddings, receptions, funeral lunches, rehearsal dinners, and showers that would hold a maximum of 500 people. Chair Kiss suggested continuing to work with Mr. Dier to help make her building plan work within the township. Mrs. Cammin questioned the amount of acres she is looking for. Ms. Miller is looking for 5 acres with an 8,000 square foot building.

Close Public comment

PA33 Committees: Mrs. Cammin stated in the Saginaw News Sunday newspaper there was an article on the many tax breaks/deductions the state offers to the communities.

Report from Township Board: Rhonda Ferrell:

- The Township office will be closed Tuesday, November 11th in honor of Veteran’s Day. Thursday and Friday November 27th-28th for Thanksgiving. December 24th-26th for the Christmas Holiday.
- The Board passed Resolution #14-029 to amend Resolution #14-024 which changes the MMWA waste removal assessment rate from \$150 per year to \$138.
- The Board approved the special use permit for Life Church 5200 Tittabawassee Road Parcel # 18-13-4-32-4002-000.
- The Board approved Resolution #14-026 Saginaw County 9-1-1 Inter-local Agreement Change.
- Resolution #14-027 for Loesel’s PA 116 parcel # 18-13-4-32-1003-000 was approved.
- Resolution #14-028 for Loesel’s PA 116 parcel # 18-13-4-33-2004-000 was approved.
- The Board appointed Supervisor Loiacano on NWUA Board in place of Mike Burger.
- Mike Burger retired from Kochville Township on November 7, 2014.
- Township Manager Steve King would like to see board meetings held at the Kochville Veterans Hall beginning January 1, 2015.

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Business Items: Sarah Traxler, McKenna Associates, is working on the draft of the future land use map. Ms. Traxler has been exploring the future of Fashion Square Boulevard expansion area. She stated that Steve, Township Manager, Tony Dier, Planning and herself got together and discussed the future land use map and went through the gown area/northern sub-area. For the December meeting Ms. Traxler will have the written chapters for existing land use, goals and objectives, and the future land use map with the draft narrative describing the districts.

Chair Kiss mentioned the survey that Sarah had emailed everyone. Mrs. Cammin had some concerns about the first question on the survey that read: Describe your opinion of the Town and Gown Overlay District. Quality of development, including site and building design, amenities and the overall form of projects, ease of administration/review, and appropriateness to Kochville development environment. Ms. Traxler stated she would like to hear the commissioner's vision of the Town and Gown Overlay District.

There was a rental inspection workshop held at the Veteran's Hall on November 5th at 6 p.m. There were 13 property owners in attendance and 270 rental properties in Kochville Township. There was constructive feedback by the property owners. The Fire Inspector, Brandon Rossi, doesn't do inspections. The Township Board is looking into an inspection rental ordinance which its main focus will be the safety of the renters. Mrs. Cammin suggested putting a check list of items together that would be inspected to help satisfy property owners.

Other Business: Chair Kiss mentioned there is a training session held by the Association of Planning which is scheduled for Thursday, December 11th from 8 a.m. – 4 p.m. at the Lansing Center. It is focusing on transportation with safe routes for schools and interactive planning. If interested, see Chair Kiss.

Comments from staff/commission: Brandon Rossi, Fire Inspector, stated Friday, November 14th the 2012 International Fire Code will be in effect. Tony Dier, Planning, stated he met with a new commercial business owner of Decorative Concrete Solutions. They are relocating in the old Wurth Service/Supply building at 5093 N Michigan. They would like to expand the property in the future and will be coming to the Planning Commission in the next month.

Mrs. Ferrell reminded everyone that Christmas in Kochville is coming on December 5th from 6:00-8:30 p.m. at the Krossroads Park across from Walmart. Santa Claus will be there, hot cocoa and treats, a warming tent and live music. Fireworks will begin at 8:00 p.m.

Adjourn: Next Planning Commission meeting is Monday, December 8th at 7 p.m. Mr. Jackson made the motion to adjourn. Seconded by Mrs. Cammin. Motion carried.

Respectfully submitted by:

Rhonda Ferrell, Secretary