

**KOCHVILLE TOWNSHIP PLANNING COMMISSION  
MINUTES OF REGULAR MEETING  
FEBRUARY 9, 2015 – APPROVED  
PAGE 1 OF 3**

**7:00 pm:** Opened with the Pledge of Allegiance.

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

**Approval of agenda:** Chair Kiss would like to add under Other Business. (A) Sign Ordinance. Mr. Jackson made a motion to approve the amended agenda. Seconded by Mr. Herlache. Motion carried.

**Approval of minutes of January 12, 2015:** Mr. Robishaw made a motion to approve the minutes of January 12, 2015. Seconded by Mr. Jackson. Motion carried.

**Public Comment:** no comments

**Close public comment**

**PA 33 Committees:** Planning commission PA 33 committee topics are the following:

- Rhonda Ferrell: Government
- Don Jackson: Recreation and natural resources
- Joanne Cammin: Economics
- Russ Herlache: Education and Public Health Issues
- Ron Robishaw: Agriculture
- Tony Leuenberger: Transportation and Commerce
- Joel Kiss: Social Development and Industry Issues/Updates

Mr. Jackson would like to share that the Kochville DDA is working on the extension of Fashion Square Blvd to Kochville Road with getting estimates and easements. The DDA committee is also working on bids for the lighting of the walking pathway through Bay Road for safety concerns.

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

- The Board approved the Kochville Township Emergency Operations Support Plan.
- The Board adopted Ordinance # 15-01 for the 2012 International Property Maintenance Code.
- Dell Bedford, Plumbing and Mechanical Inspector, will be retiring as soon as a replacement can be found.
- Gerry Johansen resigned as accounting clerk. DDA Intern Zack Stedry is assisting the Deputy Clerk with accounts payables and payroll on a temporary basis.
- The Board approved the Capital Improvement Plan.
- The Board approved the Code Enforcement Officer/Building Official Employment Agreement.
- The Board approved the Fire Department's request to apply for a FEMA grant for an aerial apparatus - \$875,000.
- The Board approved the 2015 holiday office schedule for Kochville Township.

**KOCHVILE TOWNSHIP PLANNING COMMISSION  
MINUTES OF REGULAR MEETING  
FEBRUARY 9, 2015 – APPROVED  
PAGE 2 OF 3**

**Business Items:**

**A: Master Plan Discussion:** Ms. Sarah Traxler, McKenna Associates, passed out the draft of the 2015 Master Plan Amendment packet to the Planning Commission with updated changes. Discussion of the amended changes:

- Expansion of the sub-area Town Krossroads to one parcel east of Davis Road.
- Expansion of the neighborhood commercial land use area and Medium Density Residential
- Public/semi-public future land use category will be A-1 general agriculture.
- Deeper coloring of the future land use map.
- Future Land Use Designation Descriptions.
- New Section: Missing Middle Housing, eight defining characteristics (elements we would like to see in future developments).
- Updated the tables of the 3 sub-areas with acreage and percentages of the future land use.
- Pictures on the cover of the Master Plan.
- Multiple family residential density and location: up to 8 units per acre with Township's further study if conditions change.
- Sub-area existing conditions: narrative.
- Graphics for design guidelines in table format.
- Implementation: describe potential zoning changes/programs.

Discussion with the Planning Commission on the new section of the missing middle housing was encouraged. Chair Kiss likes the examples and form based structure. Mr. Robishaw said it would be as a special use and Fashion Square Blvd would be an ideal spot. Mr. Dier stated the many housing types are not in our zoning ordinance just yet. Mr. Herlache asked if there were any examples of this type of housing structure anywhere. Small examples of these housing types would be in Ann Arbor (bungalow court), Troy, Rochester Hills, Royal Oak (townhomes). The proposed 3 sub-areas and the amended future land use map are accepted by the Planning Commission. The finishing schedule was discussed. A special meeting will be held on February 23<sup>rd</sup> at 7 p.m. at the Veterans Hall to finalize the proposed amended Master Plan.

**Other Business:**

**A: Sign Ordinance:** Bruce Palmer, Zoning/Code/Building Official, passed out a sign ordinance packet to the Planning Commission. He asked the Planning Commission to look it over and be aware that the Planning Commission will be responsible to hear appeals for non conforming signs within the next few months. All non-conforming signs in existence have a useful life that ends on 2-26-2016, after which time, they must come into conformance. There are approximately 10 pages of non-conforming signs in the township. He asked if anyone was interested in having a workshop to explain the sign appeals process. There will be notices sent out to the businesses with non-conforming signs.

**Comments from Staff/Commission:** Mr. Robishaw shared his concerns of Mid MI Waste Authority and them not picking up the refuse on Monday, February 2<sup>nd</sup>. He doesn't like paying for services that aren't being received. Mr. Palmer, Zoning Administrator/Building Official, commented that there is a pre-development meeting on Wednesday at 9 a.m. with the owner from Kokomos Family Fun Center. They are interested in the Township's last liquor license. He is interested in putting in a driving range with his

**KOCHVILE TOWNSHIP PLANNING COMMISSION  
MINUTES OF REGULAR MEETING  
FEBRUARY 9, 2015 – APPROVED  
PAGE 3 OF 3**

18 acres. There is also a gentleman inquiring about our last liquor license for a night club. Tony Leuenberger questioned Bourdow's property, and if he ever submitted a site plan for re-development. Mr. Palmer stated no. The use of the property hasn't changed.

**Adjournment:** There will be a special meeting on Monday February 23<sup>rd</sup> at 7 p.m. to finalize the Master Plan amendments. The next regular Planning Commission meeting will be March 9<sup>th</sup> at 7 p.m. at the Veterans Hall at 3265 Kochville Road.

Mr. Jackson made a motion to adjourn. Mr. Robshaw seconded the motion. Motion carried.

Respectfully submitted by:

Rhonda Ferrell, Secretary