

Approved minutes

Grass Lake Charter Township Planning Commission Meeting

April 18, 2019 @ 7:00 p.m.

CALL TO ORDER: Chairperson Hinkle called the meeting to order at 7:00 p.m.

ROLL CALL: Members present: Jere Hinkle, Tom Brennan, Jim Warbritton, Lacey O'Quinn. Members absent: Robert Doerr, Roger Memmer, Ken Elliott.

ALSO PRESENT: Doug Lammers, Township Zoning Administrator and fifteen citizens.

PLEDGE OF ALLEGIANCE

APPROVAL OF AGENDA

Moved by Brennan and supported by O'Quinn to approve the agenda. All ayes. Three absent. Motion carried.

APPROVAL OF MARCH 21, 2019 Meeting Minutes

Moved by Brennan and supported by O'Quinn to approve the March21,2019 meeting minutes. All ayes. Three absent. Motion carried.

PUBLIC HEARING CASE #19-03-0002, Special Land use request – Cedar Knoll Property

A. Gary Adams presented a preliminary site plan for a vehicle metal fabricating facility. It is estimated to have 60 to 70 new jobs provided in a 27,000 sq. ft. building on 6 acres. The proposed building will face on Cedar Knoll Dr.

John Bracy gave Adams gave the o.k. on phase one on site plan. ?????

Citizen comments were comprised of several questions regarding the plan including the following:

- a. parking in front of the building (it is proposed)
- b. handling and/or treatment of liquid and solid waste materials
- c. the nature of property ownership by operator (a ten year lease)
- d. the type and location of proposed outside storage (to be determined)
- e. fencing (the property will be fenced).

PUBLIC HEARING CASE #19-03-0003 REZONING

The Wahls (owners of the property) are in agreement with the proposed zoning change to Light Industrial.

There were no public comments.

Moved by Brennan and supported by O'Quinn to close hearing. All ayes. Three absent. Motion carried.

NEW BUSINESS:

A. Case #19-03-0002

Final site plan should show the following:

- a. Screening for dumpster,
- b. Signage, if proposed,
- c. 1" = 100 ft. and 1" = 50 ft. scales on plans, as appropriate,
- d. Lighting, if proposed,
- e. Sidewalk identification on plans,
- f. Elaboration regarding parking quantity, and location with supporting calculations,
- g. Revised parking locations and quantity (with supporting calculations).

- B. Case#19-03-0003 The owners of this property concur with it being zoned Light Industrial (LI). Commission decided to table zoning action on this property. Actions on this property will be combined with that of zoning changes considered for other properties considered in the March 21, 2019 Planning Commission Meeting. These changes are pending awaiting the results of definition and incorporation of an LI/HC district in the Township Zoning Ordinance.

CITIZENS WISHING TO ADDRESS THE COMMISSION:

Comments were received regarding the status of the Bohne Road gravel pit renewal request, received in April. Issues presented included the following:

- a. The date of the Public Hearing (Scheduled for the May Planning Commission meeting)
- b. The possible reduction of the length of the renewal period to less than five years.
- c. The applicant's non compliance with an existing "gentlemen's agreement" regarding current operation conditions.

PROPOSED BUSINESS FOR NEXT REGULAR MEETING:

The next regular meeting was established for Thursday, May 23, 2019.

Business to include:

- a. Cedar Knoll final site plan review.
- b. Bohne Road gravel pit renewal application.

GENERAL DISCUSSION

- a. A question asking if the Bohne Road gravel pit berm requirements were the same as those for proposed Norvell Rd. gravel pit was raised
- b. It was expressed that importing and stockpiling of foreign materials in gravel pits not be allowed.
- c. It was requested that gravel pit operation renewals for periods of less than five years be considered.

- d. The early bird registration deadline for the May 30th Introduction to Planning Class (to be conducted in Jackson, Michigan) is May 2. Please let Doug know of any attendance interest prior this deadline.
- e. Brad Hussic requested that a Hybrid LI/HC zoning classification for his property abutting I-94 be established.

ADJOURNMENT:

Moved by Brennan and supported by O'Quinn to adjourn meeting at 8:45pm. All ayes. Three absent. Motion carried.

Respectfully submitted,

Jim Warbritton, Member

Grass Lake Charter Township Planning Commission

Attachments: 1. Parcel proposed for Rezoning