

**SHIAWASSEE COUNTY PLANNING COMMISSION
BOARD MINUTES – NOVEMBER 13, 2013**

CALL TO ORDER: Chair Dickmann called the November 13th, 2013 County Planning Commission public hearing to order at 7:00 P.M. The hearing was held within the Board of Commissioners' meeting room located on the first floor of the Surbeck Building, 201 N. Shiawassee Street, Corunna, MI.

ROLL CALL: Present: Henry W. Martin III, Glenn Love Jr., William Thelen, Bonnie Ott, Robert Ebmeyer, and Don Dickmann. Absent: None. Also present: Linda Gene Cordier/Zoning Administrator.

EXCUSED ABSENCES: None.

PLEDGE OF ALLEGIANCE: Chair Dickmann led the Pledge of Allegiance to the flag.

PROOF OF PUBLICATION: Cordier informed the board that the legal notice for the evening's agenda was published in the Shiawassee County Independent on Sunday, October 27, 2013, and a copy of the legal notice was available for review. Chair Dickmann declared the meeting as legally published.

APPROVAL OF AGENDA: Motion: William Thelen moved to approve the agenda as printed. **Support:** Henry W. Martin III. **Motion carried: 6 ayes, 0 nays.**

APPROVAL OF BOARD MINTUES: Ott noted that on page nine under public comments; the students were from her Baker College class and not from Ovid-Elsie. Dickmann stated that a word was missing on page seven, 8th paragraph, first sentence. Cordier stated she would check the minutes to see what was missing.

Motion: William Thelen moved to approve the October 23, 2013 board minutes with the two (2) corrections. **Support:** Henry W. Martin III. **Motion carried: 6 ayes, 0 nays.**

CALL TO THE PUBLIC ON NON-AGENDA ITEMS:

Speaker #1 – Sid Grinnell/Perry Township Supervisor, wished everyone a Happy Thanksgiving and Holiday Season and that the coming year be prosperous for all. Chair Dickmann thanked him on behalf of the board.

OLD BUSINESS:

Site Plan Review for Consideration of Approval
Applicant – Jed Dingens/Architect, 1109 E. King Street, Corunna, MI
Property Owner – TCM Real Estate Investments, LLC, 11699 Fenner Rd., Perry, MI
Site Location – West Lansing Road, Perry, MI; Section 10, Perry Township
Tax Identification – 78-014-10-400-009 & 78-014-10-400-009-02
Request – Site plan development for commercial fleet trucking
Action Required: Review and approval of Site Plan prior to Zoning/Building Permit approvals
Postponed from October 23, 2013

Chair Dickmann noted that the public hearing was officially held on the pending request last month on October 23rd. Due to the fact there were numerous loose ends on the site plan, the application was postponed. The scheduled Planning Commission hearing was moved up one

week due to the availability of the meeting room this evening. Chair Dickmann stated he would need a motion to remove the application from the table.

MOTION: Henry W. Martin III moved to remove the Site Plan Review application submitted by Jed Dingens/Architect and TCM Real Estate Investments LLC from the table. **Support:** Glenn Love Jr. **Motion carried: 6 ayes, 0 nays.**

Chair Dickmann asked Mr. Dingens if he would update the board as to what has changed or taken place since the hearing on October 23rd.

Mr. Dingens explained that after the hearing, they revisited the truck docks and how they would be accessed. In order for the trucks to back in; the bays had to be changed. There will be four (4) bays with a 25' x75' loading bay.

The second review completed by Pete Preston included the southern portion of the property. The staff report stated they were to identify the mowed grass area and parking island surface. There will be a small area in front of the building that will be mowed. The southern end of the property fronting Britton Road has an existing building and a parking area. There would be room for ten (10) trucks considered "by right" per the ordinance. The use of the existing building would be for storage purposes and remain as storage use. Maybe in five or ten years they would come back and ask for an amendment to change the site plan.

Mr. Knapp/Property Owner, stated that they wanted to keep the people that had property abutting this on the southern end happy. They asked us if we would remove the shrubs in their yard so as to open it up. Maybe the next owner wouldn't want it open, but the current neighbors did. They were just pleased that we were cleaning up the property. We are only proposing to develop the northern portion of this property right now.

Chair Dickmann noted that there was a lot of gravel that was put down on the southern end. Dickmann also asked if there was any lighting proposed.

Dingens stated they were going to leave the lighting up to this board. If the board wants us to add lighting we will. We don't want the lighting to shine in the adjoining neighbor's bedrooms. The lights are disconnected right now. When they start bringing the trucks in, then they will need lighting. If you want two 35 foot high light poles with lighting that will shine down, we will do that. Dingens talked about the parking in the northern portion of the property. The drive connecting the two parcels is really not a drive; it's pretty rough. There are no plans at the present time to upgrade that to connect the northern portion with the southern portion. Dingens noted that Perry High School also accesses Britton Road, so they wanted to divert as much of the truck traffic as possible away from Britton Road.

Thelen questioned the fact that last month the plans reflected a 12,000 square foot building with five (5) bays; the revised plan reflects the same size area but containing only four (4) bays.

Dingens again noted that the trucks use their side mirror to back in, so in order to make it work they had to modify the plans. The one-story building will have a bathroom facility with the capability of a driver being able to take a shower.

Ebmeyer discussed the southern portion on the site plan with an entrance off of Britton Road. The plan shows a drive connecting it to the northern portion of the property.

Dingens stated the area in between the northern planned area of development and the southern parcel with the existing building and parking area will be undeveloped and; they have no plans at this time for that area. At one time the applicant considered making it a public road connecting the two like Bennett Drive within the Industrial Park so parcels could be sold to other developers, but they changed their minds with that concept.

Thelen discussed the lighting for the southern portion which would need to be reflected on the plan.

Ebmeyer asked if there were plans to fence the area in.

Dingens stated maybe someday but there were no plans at the present time.

Thelen discussed the fact that even though they may not need lighting or buffering along the southern end now, they may need to address it. Thelen questioned if they should come back at that time or should it be addressed now.

Dickmann asked if the neighbors had been notified.

Cordier replied that they were notified last month for the public hearing.

Dickmann said correspondence had been received since the October 23rd hearing from Perry Township. Dickmann read aloud the following letter:

“November 6, 2013: Linda Cordier: This letter is to notify you that the Perry Township Board approved the Trans Fleet Inc. Site Plan with the additional recommendations given by Shiawassee County and the Perry Township Planning Commission. The Township Board would also like to require a recorded easement agreement for the sewer hookup between Trans Fleet and the Fertilizer Dealer Supply. Respectfully, Kelly Schmidt, Clerk Perry Township.”

Dingens responded that they have been working with Attorney Tom Bridges and the Fertilizer Dealership with an easement agreement. They have a copy tonight; however, it has not been recorded at this time. Knapp agreed, it was just dropped off to them last night.

Dickmann stated he was glad to see township participation and input prior to coming to the county hearing.

Grinnell thanked the applicant as well and noted that sometimes townships don't get involved until after the fact. Perry Township has been working with the applicant for awhile on this. We looked at both sites, but everyone agreed there would be too much truck traffic added to Britton Road. Grinnell added as a reminder that the Perry Township Planning Commission also recommended approval of the site plan. The township is hoping the County Planning Commission board approves the plan.

Chair Dickmann asked if anyone from the public wished to speak in favor of or in opposition of the request.

Speaker #1 - Brian Pfeifle, Perry. Pfeifle stated he and his wife own the building housing the Barbershop and Learning Center at 2312 Lansing Road. He wanted to welcome them to the area. His initial concern prior to the meeting was the interior drive and parking area for the trucks so there would be no tracking of mud onto Lansing Road. Pfeifle stated he has reviewed the site

plan and feels the drive and parking base has been taken care of with the proposal of crushed concrete and crushed asphalt fines.

Ott asked Knapp how many people there were looking to employ.

Knapp answered that there would be 20 trucks within the next two (2) years. There will probably be two or three mechanics and another person within the office.

Martin asked how long a damaged trailer might remain on site.

Knapp stated they are generally repaired and back on the road within 30 days. If it is longer, they would be pushed to the back. Sometimes, they have to be sent out to be repaired. The worst case scenario would be 90 days and would be stored then on the southern end of the property.

Martin asked if they would be hauling or storing hazardous waste materials.

Knapp answered that he had no plans at this time to haul hazardous waste materials. If he did, it was highly regulated.

Grinnell informed the chair that it was discussed at the township level as well.

Brief discussion continued amongst the board members with respect to damaged trailers stored on site. Knapp noted the trailers would be licensed even if being stored.

Motion: **Bonnie Ott** moved to approve permit #SPR13-006, an application for Site Plan Approval, for a trucking terminal (including trailer storage, warehousing and office) to be located on property as legally described, based on the following reasoning and subject to the following conditions:

Reasoning: Requirements and standards set forth under Article 14 of the Ordinance have been or can be met subject to the conditions set forth below.

Conditions:

1. Provide information as outlined in Item 3, within the staff report of November 3, 2013, concerning informational requirements for site plan approval.
2. The issues presented in Item 4 have been resolved.
3. Additional conditions set forth by the Planning Commission:
 - a. Easement Agreement between the Property Owner and the Fertilizer Dealership Supply Company as set forth within the Perry Township Board recommendations, recorded with the Register of Deeds, and a copy provided to the Community Development Department.

Support: **Robert Ebmeyer.**

Discussion: Landscaping and lighting along the southern end of the property and the storage of hazardous waste materials on site was handled. Board members felt two (2) mercury vapor style lights should be added to the site plan.

Amendment to Motion: **Ott** moved to amend her motion to include: #4. – Two mercury vapor style lights be added to the site plan to the southern end of the property. **Support:** **Ebmeyer.**

Motion carried: 6 ayes, 0 nays.

Roll Call: Ayes to Support: Henry W. Martin III, Glenn Love Jr., William Thelen, Robert Ebmeyer, Bonnie Ott, and Don Dickmann. **Nays:** None. **Motion carried: 6 ayes, 0 nays.**

COMMITTEE REPORTS:

Ordinance Revision – Martin stated they will be meeting on November 20th to continue with the review of the draft ordinance.

Future Planning – Love stated the committee did not have to meet.

Gravel Committee – Thelen reported that the committee visited three of the four scheduled gravel pits on November 7th. Pictures of the sites were passed around to the members. Sites visited were Fitzgerald Sand and Gravel on the corner of McCaffrey and North Ridge Road, Constine’s on South M-52, and Osborn’s off of Bancroft Road within Antrim Township. Al-Par Peat in Rush Township had to be cancelled. Thelen stated the pits seemed to be on track with their special use permits. Constine’s bond was up for renewal. Also, in the front portion of the property, there was a small accumulation of wood debris. Thelen suggested staff write Constine a letter of the committee’s findings.

COMMUNICATIONS RECEIVED: None.

DIRECTOR’S COMMENTS: Cordier informed the board that she had two (2) pending special land use permit applications. Consumers Energy is applying for a substation to be constructed in Woodhull Township but not until spring. The other is for a commercial dog kennel; however, the 50-day review period by the township would not be up in December. She asked the board if they wished to cancel the December meeting and handle them both in January.

Chair Dickmann stated the December 11, 2013 Planning Commission hearing will be cancelled and that both pending applications will be handled in January 2014.

Cordier stated she had passed out the tentative 2014 Schedule for Meetings that need to be approved.

Motion: Thelen moved to approve the 2014 Schedule. **Support: Ott. Motion carried: 6 ayes, 0 nays.**

ADJOURNMENT: **Motion: Ebmeyer** moved to adjourn the hearing. **Support: Martin. Motion carried: 6 ayes, 0 nays.** Meeting adjourned at approximately 8:00 P.M.

Recording Secretary: Linda Gene Cordier

Don Dickmann, Chairman
Shiawassee County Planning Commission

January 22, 2014
Approval Date of Minutes