



**OTSEGO TOWNSHIP
PLANNING COMMISSION
MEETING MINUTES
January 7, 2013
Monday at 7:00 PM**

*Planning Commission Members;
Chair Andy Webb, Vice Chair Bill Rohr, Secretary Jeff Polonowski,
Scott Reising, Karen Burns, Mike Bosch, Tammy Hoppe, Ron Cade & Roger Rumble*

The Vice Chairman Andy Webb called the meeting to order at 7:00 p.m.

Members Present: Andy Webb, Jeff Polonowski, Karen Burns, Mike Bosch, Roger Rumble, Tammy Hoppe, Scott Reising, Ron Cade

Members Absent: Bill Rohr

Approval / Correction of Minutes:

Motion made by Tammy Hoppe, support by Ron Cade to approve the November 7, 2012 Planning Commission meeting minutes as presented.
8 - Yes, 0 - No, 1 - Absent. Motion carried.

Site Plan Review – Jaswant Singh – Case 12-14

Mr. Jim Dedoes spoke as a representative for Mr. and Mrs. Singh. He indicated the desired use for the proposed building is a convenience/liquor store to be in a new building with demolition of the structure currently on the property. He indicated the front of the new building would begin where the rear of the current building is located. Jeff Polonowski asked if the existing curb cut onto M-89 would be used. Mr. Dedoes indicated the existing placement would be used with improvements made to the actual condition of the curb and drive entrance. Chairman Webb relayed information from Kirk Scharphorn Jr. of Professional Code Inspections (PCI). Kirk indicated the drawing appeared to have one less parking space than required by the ordinance, the proposed drive lane on the east side of the building was shown to be 24' but should be 25' wide, there needed to be a 10' green space at the front of the lot and he questioned if there would be any additional lighting on the building. Kirk stated the drive lane would be acceptable at 24' if it was designated as a drive lane only with no parking allowed on that side of the building. Mr. Dedoes responded to questions about the planned lighting for the parcel. He indicated there would be soffit lighting on the building and Mr. Roush, the general contractor, indicated the lighting installed on the poles would be directional lighting. Several members of the planning commission expressed concerns that the site would not be well lit enough and because only two light poles were shown on the plan, the lights required to light the site would have to be extremely bright. The planning commission felt it would be better to have more light fixtures with lesser intensity lighting due to the proximity of residential uses abutting the parcel. Chairman Webb indicated the ordinance required a separate and detailed lighting plan. In response to concerns about the green space required, Mr. Dedoes indicated there was 7' shown on the plan between the existing bike path and the proposed parking lot. After discussion with the planning commission members, Mr. Roush indicated they would increase the setback to the required 10' and push back all the proposed construction to accommodate the increased setback. There were questions about the property being supplied with public water and sewer, and if there were any abandoned wells on the parcel. The parcel is connected to the Township utilities and abandoned wells are dealt with through the demolition permit process.

Chairman Webb opened the meeting to the public at 7:45 pm. There was no comment from the public and Chairman Webb closed the meeting to the public at 7:46 pm.

Ron Cade asked if there would be a fence around the storm retention area. Mr. Roush indicated the retention area would not be deep and the drainage in the area is good, he felt there was little chance of standing water in the area. There were questions about the drainage from the paved areas of the

parcel. Mr. Roush stated there would be two catch basins which would be piped directly to the retention area.

Motion made by Roger Rumble, support by Ron Cade to recommend approval of the site plan with stipulations to the Township Board. The motion reads as follows:

“I. Roger Rumble recommend approval of the site plan with proposed parking (one less than called out in Township ordinance) plus additional lighting plan to meet Township standard in Article 18.03, number 16. Plan to have a 10’ green space from highway right-of-way per Article 19.04(f) of Township Zoning Ordinance.”

8 – Yes, 0 – No, 1 – Absent. Motion carried.

Motion made by Mike Bosch, support by Tammy Hoppe to adjourn meeting at 8:01 p.m.

8 – Yes, 0 – No, 1 – Absent. Motion carried.

Respectfully submitted,

Jeff Polonowski/js Date
Planning Commission Secretary

APPROVED