

OTSEGO TOWNSHIP PLANNING COMMISSION MEETING MINUTES

January 6, 2014 Monday at 7:00 PM

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

Chairman Andy Webb called the meeting to order at 7:02 p.m.

Members Present: Jeff Polonowski, Mike Bosch, Roger Rumble, Tammy Hoppe, Karen Burns, Bill

Rohr

Members Absent: Scott Reising

Approval / Correction of Minutes:

Motion made by Tammy Hoppe, support by Jeff Polonowski to approve the September 4, 2013 Planning Commission meeting minutes with the following corrections:

Change the spelling of "Uchello" to "Uccello" in the first two paragraphs and insert Andy Webb's emailed comments in Ron Watson – Case 13-02.

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

Rezoning - Aldi - Case 14-01

Chris Grzenkowicz of Desine Engineers presented the request to rezone approximately three acres of property owned by K & D Industries on M-89. The property is currently zoned I – Industrial and Aldi's would like to develop the area commercially. The property is indicated for commercial use in the township Future Land Use Plan.

Chairman Webb opened the meeting to the public at 7:12 p.m. Public comment was favorable to the proposed use. Chairman Webb closed the public hearing at 7:13 p.m.

Motion made by Bill Rohr, support by Mike Bosch to recommend approval of the rezoning to the Township Board. The motion reads as follows:

"I, Bill Rohr, move to recommend approval to the Township Board of the rezoning of parcel 0317-024-052-00 from I – Light Industrial to C – General Business which is in support of the township's Master Plan."

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

Site Plan Review – Aldi – Case 14-02

Chris Grzenkowicz presented the proposed site plan for Aldi. He indicated the loading zone will be to the rear of the property. Deliveries are infrequent and consolidated at a remote location before delivery to individual stores. There will *be* new curbing and pavement put on the existing curb cuts, which have been approved by MDOT. Currently, they would like to allocate 77 spaces for parking with the balance of spaces required by the ordinance held in reserve. There will be open space available if there is a need for the additional spaces but their business model has found between 75 and 85 spaces to be adequate to accommodate the number of shoppers present at one time. The small house on the second parcel of land will may be removed at some point in the future but they would like to wait until they have found a user for the space before removing the structure. The proposed building will be a steel frame with masonry façade. Mr. Grzenkowicz reviewed the signage on the building and indicated there would be a pylon sign on the street side of the lot. The area will be landscaped and storm water will be handled with an on-site retention pond. He indicated that all the

engineering comments would be addressed and incorporated into an updated site plan. He addressed comments from Russ Wicklund, the Otsego Township planner. It is Aldi's intention to seek a cross connection with the property to the east of the location at the point in time the eastern parcel is developed. It is Aldi's policy to not share connection with lots servicing gas stations due to concerns for the safety of the pedestrian traffic within their parking lots. There are no plans to install sidewalks because there are no other sidewalks on the north side of M-89 at this time. They plan on breaking ground as soon as weather permits with a planned opening in October.

Discussion returned to planning commission members. Questions were raised about the lighting plan and some specifics were found in the zoning ordinance to address Russ Wicklund's concerns. Information from F&V Operations regarding specifications for the live tap of the water main were relayed to Mr. Grzenkowicz. Discussion was held about having a pedestrian signal installed at the traffic light. It was indicated the Township Supervisor would have to make an application to MDOT to have this done.

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

"I, Michael Bosch, move to recommend approval to the Township Board of the site plan submitted by Aldi Incorporated including meeting lighting criteria in Township Zoning Ordinance, section 18.03, subsection 16."

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

Site Plan Amendment – Lynx Condominium – Case 14-03

Planning Commission members discussed the proposed changes to the Lynx Condominiums, Phase I. The request was to reduce the number of dwelling units by changing the original plan of building fourplexes to building duplex townhomes. Members could see no negative impact by reducing the number of dwelling units.

Motion made by Jeff Polonowski, support by Mike Bosch to recommend approval of the site plan amendments to the Township Board. The motion reads as follows:

"I, Jeff Polonowski, move to recommend approval to the Township Board of the site plan amendments for the Highland Condos at the Lynx on site plan dated 8-8-13 drawn by Dixon Architecture reducing the number of units from eight fourplexes to seven duplexes." 8 - Yes, 0 - No, 1 - Absent. Motion carried.

The commission members held some discussion on the City of Otsego's master plan update. Andy will scan and forward via email copies for members to review.

Motion made by Roger Rumble, support by Ron Cade to adjourn the meeting at 8:35 p.m. 8 - Yes, 0 - No, 1 - Absent. Motion carried.

Respectfully submitted,		
Jeff Polonowski/js	Date	
Planning Commission Se	cretary	