



**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, Tammy 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

