



Meeting called by: Chairman Sevey @ 7:31 PM

Members Present: Chairman Sevey requested Member Roll Call

Al Myers X Hal Babcock X Mark Hoskins X Keith Sawade AB Rick Sevey X
Jon Tilburt X Joe VandenBerg X

Others present: Attorney – Leisman

Pledge of Allegiance:

Approval of Minutes: Motion to accept November 30th meeting minutes by Sevey, second – Myers, all Ayes, carried.

Approval of Agenda: Motion to accept Agenda as written by Tilburt, second – Sevey, all Ayes, carried.

Public Comment - Matters not the Subject of Public Hearing/Agenda Items: No public comment, closed.

Agenda Items to be reviewed by the Planning Commission:

Agenda Item #1: Aldi/Desine Inc – Site Plan Review for proposed Store #102 – 14050 Edgerton.

Sevey: Called for presentation and recognized Chris Grzenkowicz, Desine Inc. (*Grzenkowicz*) Has 3.2 acres in HC; existing building to be removed; asking for 101 parking spaces w/3 future electrical charging spaces planned; parking access from Edgerton – using existing drive; not asking for future expansion plans now; store entry facing east; no carts in parking lot; Loading Dock recessed; Dumpster screened; Retention Basin to south drains north; Type II well – KCHD approved; tie in to Cedarfield sanitary system with sanitary lead to existing; Utilities underground; explained building elevations, layout, and materials; 2 wall signs – 1 facing east, 1 facing south.

PC Discussion/Questions:

- What would proposed expansion be?
- Building's west elevation prominent – break up?
- Used fiber cement board before? Maintenance?
- Option for more windows toward 17 Mile?
- Landscaping toward retention basin?
- Additional property to the north available?
- Current setback conditions do not allow for requested parking; some spaces encroach “clear vision” area.
- Discussion re: revising Zoning Ordinance language to allow PC to approve; may need ZBA variance; don't expect an issue there

Applicant Discussion/Response:

- Wants to avoid ZBA if possible
- Reviewed Zoning Ordinance's setback issues and proposed alternative interpretation which would allow them to eliminate/juggle parking to meet requirements.
- Suggested revised plan hoping to avoid ZBA
- Asked if Autozone and Goodwill had ZBA Variance
- Future expansion – typically more sales floor rather than storage or warehouse
- Re: Structure – could add brick to 17 Mile side, cannot do windows due to coolers/freezers; fiber cement – low maintenance; this is Aldi's newest design
- Aldi has purchased all property up to Gentle Way

Sevey: Called for motion to set public hearing for January 25th PC meeting dependent on conditions for a variance by Tilburt, second – VandenBerg, all Ayes, carried.

Continued Discussion: Goodwill – to ZBA for variance in 2010; AutoZone, no. (*Leisman*) Can study applicant theory and conclude if acceptable; may be easier to request ZBA variance; perhaps better to wait for language amendment

so PC has more discretion; Will need a public hearing - difficult to do by January 25th.

- Ask for future parking variance now as well?
- Does Ordinance dictate *how* distance is measured?

Conclusion: Applicant to submit revised plan and apply to ZBA if necessary; Attorney Leisman will further study Zoning definition and applicant's alternate theory presented; set public hearing for January.

Unfinished Business:

1. Cedar Springs Retail Management/Stonefield Engineering – No representation.

PC Discussion/Questions:

- Ordinance allows 2 or more businesses in same building if similar; don't see similarity in proposed tenants.
- Applicant has not yet addressed 5-point issues requested by PC in November meeting.

Conclusion: Request remains tabled.

2. Short-Term Rentals – Received Michigan Legislative Update – currently inactive; remains tabled until January 25th meeting.

Correspondence Received:

1. 2023 Meeting Schedule – Approved.
2. Planning Commission Members: Term Limits for Babcock and Sawade
 - a. Babcock - reaffirmed
 - b. Sawade absent, TBAOn Township Board's agenda for decision

Planning Commission Members: No additional comment

Report of Township Board Representative: (Hoskins)

Re: Solar Units regulation: Met with insurance representative; recommends getting something on the books. (Leisman) Working on a Solar Ordinance for January; will keep PC informed.

Re: HydroVac: (Leisman) Don't need an ordinance amendment to cite them; lacking compliance with SPU standards previously granted; e.g., "any processing of soil," definition of "junk yard;" no site plan revision. Township can send a *Cease and Desist Order* letter - PC involvement not necessary.

PC Discussion/Questions:

- Township complaints to authorities resulted in answer, "...not contaminated because doesn't come from known source of contamination."
- Any future prospective buyer of property would have all filth
- Commercial – soil borings are not an absolute; MI Building Code primarily for residential, e.g., around lakes.

Report of Board of Appeals Representative: (Tilburt) N/A

Report of Zoning Administrator: (Gross) Absent

Additional Public Comment: (Ellick) Aldi/Desine presentation – good game plan, did the work, good to see. Stonefield/CS Retail Management – still no parcel number, still no address number.

No additional public comment, closed.

Sevey: Motion to adjourn by Sevey, second - Hoskins, all Ayes, carried. Meeting Adjourned: 8:32 PM.

Next Scheduled Meeting: Wednesday, January 25, 2023

Alan Meyers - Secretary
1-25-23 - Date