

7:00 o'clock p.m. Chairperson Martinek called the meeting of the Planning Commission to order.

MEMBERS PRESENT: Bland, Buechler, Crawford, Koob, Martinek, Mills, Wurmlinger

MEMBERS ABSENT: None

ALSO PRESENT: Kristy Jones

VISITORS: Tim Ponton, Brandon Schram, Phil McCarty, Gerry Kramer

Motion by Mills, supported by Bland, to approve the agenda as printed and posted.

Vote, Unanimous. MOTION PASSED.

Motion by Koob, supported by Buechler, to approve the minutes from 03/01/2016 as printed and posted.

Vote, Unanimous. MOTION PASSED.

CITIZENS WISHING TO ADDRESS THE BOARD:

None

REPORT FROM TOWNSHIP BOARD REPRESENTATIVE:

Crawford reports: School election and Blue Water Transit mileages on the ballot for the May 3rd Election. Fort Gratiot had a 36% turnout at the last Primary election, typically a 20 to 22% turnout.

Fort Gratiot DPW/Parks has hired 2 seasonal employees.

As for the municipal center, work is still being done on the heating and cooling systems, landscaping and one detention pond still needs to be completed.

REPORT FROM ZBA REPRESENTATIVE:

None

NEW BUSINESS:

ITEM #1: SITE PLAN APPROVAL, 4281 24TH AVENUE / 74-20-021-2026-000:

APPLICANT: Gabriel Schuchman, 21 East Long Lake, Bloomfield Hills, MI. 48304

PROJECT: Fort Gratiot Retail

REQUEST: Retail – Multi tenant

LOCATION: 4281 24th Avenue

PARCEL#: 74-20-021-2026-000

APPLICANT PRESENTATION:

Tim Ponton, from Stonefield Engineering and Design presented: Existing site is 2.5 acres, with a 165' X 600' lot. Entrance to the site is the 4th lead off the traffic light for the main entrance to the Birchwood Mall. Great access. The current building will be demolished. The new site will have retail space for two tenants and a restaurant w/drive thru as well as parking will occupy the front 60% of the property, the remaining property in the rear will be turned into green space

Martinek: Curious what restaurant?

Ponton: Not sure which one they will contract with. His developer uses a few different ones and not sure who they choose.

Jones: Parking wasn't met, Planning Commission needs to look at that. Cross access to Staples should be sought. Dumpster enclosure has to be solid wood or steel doors; chain link is not acceptable in accordance with our ordinance. Landscaping was a little shy but felt it was sufficient.

Ponton: In terms of the parking, we have the 13 banked spots to make it comply with the ordinance and believe it is sufficient but will be happy to put them in if the Commission feels it necessary to do so at the time of construction. The dumpster enclosure will be changed to wood. We did reach out to both Staples and the property to the south (Dunkin Donuts) but have not heard back from either on cross/shared access.

Koob: Where would you put it? Would it change the parking?

Ponton: Near the back of the parking on the north and no we could access cleanly without moving parking and with ease of traffic flow. The south side of the development is barrier free to the adjacent property.

Koob: Have you inspected the existing storm sewer?

Ponton: We have not at this point but will plan to once Site Plan Approval.

Martinek: Will the restaurant have outdoor seating?

Ponton: It is possible to put in outdoor seating; an area out back has been set aside.

BOARD DISCUSSION:

Bland: Banked parking spots, how do we know when they are needed? I'm afraid it will be a problem before they are put in and feel it would be best if they are just required now.

Crawford: I'm for putting in the banked spaces now as uses and tenants change in the retail space and it's better to have it now.

Ponton: It is certainly easy for us to put it in at time of construction.

Martinek: Agrees with Crawford and will avoid any future parking problems.

Mills: I think it looks great.

Buechler: I don't mind the idea of banked parking and also feel the landscaping is more than sufficient with a nice amount of green space.

Motion by Crawford, supported by Buechler, to approve with conditions (below) the site plan for 4281 24th Avenue, 74-20-021-2026-000

1. Review and approval of drainage and grading plans by BMJ Engineering.
2. Solid wood access gates with latches need to be provided on dumpster enclosure.
3. Signage information must be submitted with building permit application for approval and be in accordance with the Zoning Ordinance.
4. Since this property frontage is part of the Bridge to Bay Bike Path, the sidewalk on 24th Avenue (M-25) should be 10-foot wide concrete.
5. In order to promote safe and reasonable access between public roadways and adjacent land, cross access on the north side of the parking lot to Staples should be sought to improve the convenience and ease of movement of travelers on public roads.
6. Put in the additional 13 banked parking spaces (for a total of 79 spaces) prior to occupancy to be in compliance with the Zoning Ordinance 38-619.

Roll Call Vote, Unanimous. MOTION PASSED.

Motion by Martinek, supported by Wurmlinger, to adjourn. **Vote, Unanimous. MOTION PASSED.**

Time: 7:48 P.M.