

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

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

MEMBERS ABSENT: None

ALSO PRESENT: Kristy Jones

VISITORS: Mark Walker, Richard Card, Michael Smith, Gerry Kramer, James Carolan, Patricia Carolan, Mary Peacock, Sue Taylor, Merelyn Kerbyson, Wesley Kerbyson

Chairperson Martinek opens the public hearing at 7:02 p.m.

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

Vote, Unanimous. MOTION PASSED.

Motion by Bland, supported by Wurmlinger, to approve the minutes from 09/08/2015 as printed and posted.

Vote, Unanimous. MOTION PASSED.

CITIZENS WISHING TO ADDRESS THE BOARD:

NONE

REPORT FROM TOWNSHIP BOARD REPRESENTATIVE:

Crawford reports: The new building is now up and the old one is down. Right now some asbestos abatement is being done on some pipes that were found during the demolition. Paving should be done before winter. It's budget time. The Police Millage passed and will be in effect until 2018.

REPORT FROM ZBA REPRESENTATIVE:

Buechler reports: Meetings in September and October.

Class A Designation on the lot and existing structures for 2977 Maplewood Drive granted.

A 7' north rear yard setback variance for proposed detached accessory structure for 3030 Elmwood Drive granted.

Class A Designation for 5610 Lakeshore Road granted.

4.5' north side yard setback variance; 4' south side yard setback variance; Class A Designation on lot and proposed structure on TBD Lakeshore granted.

PUBLIC HEARING:

ITEM #1: SPECIAL LAND USE APPROVAL, 1503 KRAFFT ROAD / 74-20-027-2002-010:

APPLICANT: Mark Walker, 4721 Desmond Beach, Fort Gratiot, MI. 48059

PROJECT: Krafft Road LLC

REQUEST: Special land use approval for proposed Condominium Storage Units

LOCATION: 1503 Krafft Road

PARCEL#: 74-20-027-2002-010

APPLICANT PRESENTATION:

Mark Walker - 4721 Desmond Beach, Fort Gratiot: Intention is to have condominium Seasonal storage units that will be sold individually. It is set back, out of sight, has woods on three sides and typically this type of storage does not generally have a lot of traffic.

Buechler: So these will be sold?

Walker: Yes, there will be 18 units total. The first phase will be one building with 8 units.

Martinek: What is the security?

Walker: There will be lights but at this point we hope not to build a fence as nature already provides the buffer with woods. Feels a fence would make it look less appealing and draw attention to the site.

Martinek: How will the owner access the units?

Walker: A door that will have key access and an overhead door will have a remote opener.

Wurmlinger: How close is the easement to the apartments on the east and how will the lights be placed on the building?

R. D. Card – 5232 S. Hillcrest Dr., North Street: The ingress/egress will be the same existing drive that is currently used by counseling center. Bushes/landscaping will be added to provide a buffer near the entrance on the side by the apartments that go to a natural tree line already exists between the apartments and the drive. As for the lighting, that will be placed on the building that is in the first phase on the west side, over the doors and will also shine down as opposed to outward.

CITIZEN COMMENTS AND/OR QUESTIONS:

Sue Taylor - 1467 Krafft Rd. #4, Fort Gratiot: Concerned that the zoning will change.
 Kristy Jones – The issue at hand is regarding Special Land Use to allow a Storage Facility in its current zoning of RM. No changes to the zoning are being proposed.
 Patricia Carolan – Worried that a McDonalds could go in.
 Kristy Jones – No, not at this time with the current zoning. Even though there are quite a few businesses on Krafft Road, the Future Land Use for that particular area is Public/Office not Commercial.
 James Carolan - 1467 Krafft Rd. #6, Fort Gratiot: How will they get back on the property? Is there an easement?
 Kristy Jones – Yes, there is an 8ft. easement along the current drive for the Blue Water Counseling Office that goes back to the property for ingress and egress.
 James Carolan: If there are lights on the buildings will they go on automatically if the high school kids go back there to smoke pot?
 Card: I can't speak to that issue but hopefully the building will be a deterrent to that type of behavior. The lights will only be on at dark. If this did become a problem, the owners would probably fence in the property.
 Wesley Kerbyson – 1469 Krafft Rd. #1: Will items be stored outside?
 Kristy Jones: No, our ordinance do not allow for outdoor storage.
 James Carolan: Concerned that the counseling center is busy and packs the parking lot already.
 Kristy Jones: The proposed property does have an easement and the site plan shows the appropriate amount of parking that is required.
 Patricia Carolan: Will the drive way be enlarged?
 R. D. Card: We will not be enlarging the drive as the easement already exists.
 James Carolan: What will the building look like?
 R. D. Card: A pole type building.

Motion by Rossow, supported by Crawford, to close the public hearing. Time: 7:31 P.M.

Vote, Unanimous. MOTION PASSED.

BOARD DISCUSSION:

Mills said he owned one and that he likes the idea. It's a very specialized use and quiet. Rossow feels there is no reason to not move forward with approving the special land use.

Motion by Rossow, supported by Mills, to approve the Special Land Use for 1503 Krafft Road, 74-20-027-2002-010

Roll Call Vote, Unanimous. MOTION PASSED.

NEW BUSINESS;

ITEM #1: SITE PLAN APPROVAL, 1503 KRAFFT ROAD / 74-20-027-2002-010:

APPLICANT: Mark Walker, 4721 Desmond Beach, Fort Gratiot, MI. 48059
PROJECT: Krafft Road LLC
REQUEST: Site Plan approval for proposed Condominium Storage Units
LOCATION: 1503 Krafft Road
PARCEL#: 74-20-027-2002-010

APPLICANT PRESENTATION:

R. D. Card: Pole building structures, three in total that will be done in 3 phases as the need and use demand.
 Crawford: What about the storm water.
 R. D. Card: All underground and worked out with the City of Port Huron as this property is on the border and the water and sewer are handled by Port Huron.
 Martinek: What about snow removal?
 R. D. Card: We will have that contracted.
 Crawford: An issue could arise that this could be done very early and be disruptive since it is next to a residential building

Walker: There is a business already there that has snow removal service and we will try to do what is existing.

BOARD DISCUSSION:

Martinek: Anyone have any questions? Hearing none, do we have a motion?

Motion by Bland, supported by Rossow, to approve with conditions 1-4 on the review by Kristy Jones dated November 11, 2015 the site plan for 1503 Krafft Road, 74-20-027-2002-010

Roll Call Vote, Unanimous. MOTION PASSED.

Rossow suggested that the Planning Commission meet in December to discuss the amendments to the ordinances that are in need of review. The Commission agreed, Jones will set the agenda.

Motion by Rossow, supported by Martinek, to adjourn. **Vote, Unanimous. MOTION PASSED.**
Time, 7:41 P.M.