

7:15 o'clock P.M. Chairperson Martinek called the meeting of the Planning Commission to order.

Martinek, despite efforts made to have all commission members present at this Special Meeting, he is sorry to report that Mr. Baron has just notified us that he will not be able to make it.

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

MEMBERS ABSENT: Baron

ALSO PRESENT: Kristy Jones

VISITORS: Kevin Bunge, Greg Sparling, Allen Francis

Motion by Rossow, supported by Buechler, to approve the agenda as printed and posted.
Vote, Unanimous. **MOTION APPROVED**

Motion by Rossow, supported by Martinek, to approve the minutes from 5/13/14 as printed and posted.
Vote, Unanimous. **MOTION APPROVED**

CITIZENS WISHING TO ADDRESS THE BOARD

Allen Francis, attorney for KM Real Estate LLC (Mr. Sparling, land owner to the North); Feels there is no carve-out for the parking in regards to the township parking ordinance. Reality is that this will create a congested parking lot with safety issues.

Greg Sparling, owner of KM Real Estate LLC; At 1:30 today, he took pictures of the parking lot where the retail area is projected to go, still feels it is congested and if this site plan is approved it will create a huge parking problem. Also, he wanted to make note that at the last meeting it was brought up about the bank that is constructed in the out-lot in front of his building. He wanted the commission to know that it was there when he purchased his property; that was not something he did.

UNFINISHED BUSINESS:

ITEM #1: SITE PLAN APPROVAL, West of 24th Avenue/North of Krafft Road / 74-20-021-3004-000:

APPLICANT: Ruby 07 Port Huron LLC, 1133 Connecticut Ave NW, Suite 800, Washington, DC 20036
PROJECT: Fort Gratiot Retail
REQUEST: Site Plan Approval
LOCATION: West of 24th Avenue/North of Krafft Road
PARCEL #: 74-20-021-3004-000

APPLICANT PRESENTATION:

Kevin Bunge, engineer for the proposed project; Quick re-hash, the township engineer has approved this site plan 4 times, the township planner has approved this site plan 7 times. The plan has 60 more stalls than what was originally required. In terms of parking and numbers, he feels there is a much higher parking ratio than what Mr. Sparling's development has. They have taken out the landscape islands and curbs as requested as well as 3 intersections to the thoroughfare that will actually force the traffic out of the thoroughfare which has been a concern.

BOARD DISCUSSION:

Mills, asked what Baron's thoughts were regarding the safety issues that were brought up at the last meeting that he (Mills) was not present at. It was explained that at the last meeting (5/13/14), Baron expressed his concerns about the parking lot and the fact that it is used as thoroughfare by high majority of people. He felt that if this retail site is built, it will create a safety issue. Mills said he agrees with Baron's concerns and sees safety as an issue.

Rossow, said his neighbor explained she uses the parking lot as a thoroughfare and Rossow said he also uses it as that often and feels it is already a congested parking lot.

Martinek, expressed he has not witnessed congestion or a lack of parking.

Crawford, said that this is used as a thoroughfare and that the township at one time wanted to extend the thoroughfare all the way to Kohl's but had a hold up behind Moran in getting access. That could still happen, so this thoroughfare is not going to go away.

Maritnek, what about speed bumps?

Crawford, said same type of situation exists in front of Wal-Mart and Meijer and that stop signs have been used.

Martinek, asked if there are a lot of complaints about congestion, speeding, and accidents reported to the township.

Jones, said as far as accidents or speeding, that would be something that the Sheriff might know. She is not aware of any complaints regarding congestion.

Mills, said public safety is the biggest issue.

Crawford, said this thoroughfare does exist and will not go away but doesn't feel that this should shadow this development.

Martinek, are there reports we could get from the Sheriff Dept.?

Crawford, said as far as traffic counts and incidents, since this is not a public road there would not be reports. He does recall an elderly gentleman was hit in the parking lot because of the curbs and islands that were previously in place however, in the current site plan, those issues have been addressed and removed.

Greg Sparling asked to speak; said years ago the past supervisor went with the Sheriff Dept. since it was a problem back then being used as a thoroughfare but since it was private property; speeding tickets could not be issued or enforced.

Kevin Bunge was asked by Martinek to comment on what safety precautions could be used; he replied speed tables (elongated speed bumps) or actual stop signs.

Mills, commented that he thinks that curbs would help with the safety issues.

Bland, feels this safety issue is something that can be controlled by speed tables or signs.

Martinek, echoed Bland's sentiment.

Martinek asked for anymore discussion.

Crawford, said that he feels that every time this applicant comes before the board they are required to add something more and have met our ordinance in regards to what is required for Site Plan Approval. He feels the commission needs to think of what is in the best interest of the Township.

Motion by Bland, supported by Crawford, to approve with conditions (ie: Montgomery's Report conditions as well as adoption of revised Plan B, along with the suggested speed tables) the site plan for West of 24th Avenue/North of Krafft Road (Fort Gratiot Retail, 74-20-021-3004-000)

Roll Call Vote 3 / 3

MOTION FAILS

Motion by Martinek, supported by Rossow, to deny the site plan for West of 24th Avenue/North of Krafft Road (Fort Gratiot Retail, 74-20-021-3004-000)

Roll Call Vote 3 / 3

MOTION FAILS

Motion by Rossow, supported by Mills, to adjourn. Vote, Unanimous. Time, 8:15 P.M.