

1. Call to Order - THE MEETING WAS CALLED TO ORDER BY CHAIRMAN LARRY FOX AT 7:00 PM

Chair Fox called the meeting to order at 7:00 p.m.

2. Pledge of Allegiance

3. Roll Call

PRESENT: Joe Colaianne (7:03 PM), Thomas Murphy, Larry Fox, Jeff Newsom, Sue Grissim, Michael Mitchell, Keith Voight
ABSENT:

Trustee Colaianne arrived at 7:03pm

4. Approval of Meeting Agenda

a. Motion

Trustee Colaianne had not arrived yet for vote (arrived at 7:03)

RESULT:	APPROVED [UNANIMOUS]
MOVER:	Sue Grissim, Commissioner
SECONDER:	Michael Mitchell, Commissioner
AYES:	Murphy, Fox, Newsom, Grissim, Mitchell, Voight
ABSENT:	Colaianne

5. Approval of Meeting Minutes

a. Planning Commission - Regular Meeting - Jul 30, 2015 7:00 PM

Trustee Colaianne had not arrived yet for vote (arrived at 7:03)

RESULT:	ACCEPTED [UNANIMOUS]
MOVER:	Sue Grissim, Commissioner
SECONDER:	Jeff Newsom, Vice Chairman
AYES:	Murphy, Fox, Newsom, Grissim, Mitchell, Voight
ABSENT:	Colaianne

b. Planning Commission - Regular Meeting - Aug 13, 2015 7:00 PM

Trustee Colaianne had not arrived yet for vote (arrived at 7:03)

Chair Fox noted a spelling error to be corrected under the discussion summary for Item 8a on Page 3

RESULT:	ACCEPTED [UNANIMOUS]
MOVER:	Thomas Murphy, Commissioner
SECONDER:	Keith Voight, Secretary
AYES:	Murphy, Fox, Newsom, Grissim, Mitchell, Voight
ABSENT:	Colaianne

6. Call to Public

Todd Lekander of Evergreen Development came forward to extend an invitation to the neighbors to meet Wed. September 2, 2015 at 6:00 to discuss issues and concerns with the Mugg & Bopps proposed for M-59 and Clark Road.

Ms. Meisterfeld on Matthew Court came forward and expressed concern about the construction noise associated with development of the KFC, citing the Ordinance requirements that precludes such activity at the time she referenced. She also expressed concern about the height of the berm and removal of vegetation initially proposed to screen/buffer the future light and noise that would emanate from the site.

Ms. Langenbruch on Matthew Lane came forward to voice her opposition to the Mugg & Bopps gas station, asking that the project not be approved if at all possible. She asked about a noise and light study, indicating that if it must be approved, the concerns of the residents should be addressed. She discussed the current zoning of the property, stating that it was not understood by the residents that commercial zoning could include a gas station, and suggested that zoning laws allowing such use be changed. She also questioned the policy that allows a Board member to serve on the Planning Commission, stating that she believes this to be a conflict of interest.

Mr. Cibyinski on Lorraina Lane came forward to read comments about the gas station from a neighbor (Mr. Wizarowski) that could not be there this evening. The neighbor had several points that he asked be considered, and these included requiring installation of vapor reduction nozzles, consideration of the potential for traffic deaths related to the lack of a traffic light - suggesting that Clark Road should be closed. He also questioned the height of the berm. Mr. Cibyinski then relayed his own concerns saying that the Board conveyed apathy and lack of concern for the residents, and was not following the Ordinance. He discussed the traffic and the berm, also stating that mistakes of the past should not be repeated. He also cited corresponding issues with the KFC. He closed by comparing the Township's leadership to generals of World War I who carelessly watched their men be decimated from a safe distance behind the front lines.

Planning Director Dave Campbell requested that it be stated for the public record that he and his staff are repeatedly being misquoted in these public comments, emphasizing that he wants it understood for the sake of the Planning Commission and Township Board that everything being said to have come from him or his department is not necessarily accurate. Colaianne then explained that the reason a Board member serves on the Planning Commission is because it is required by State statute. He suggested that homework must be done on such issues. He also said that its difficult to respond to questions when they are fraught with emotion, stating the we are citizens of this community as well. He went on to further explain property rights and the purpose of the public hearing, saying that it was necessary to live in accordance with the law. Chair Fox expressed his agreement and conveying that no resubmittal has been made and the applicant is presently considering the comments he heard at the public hearing. He then closed the call to the public.

7. Public Hearing

No public hearing scheduled

8. Old and New Business

a. SP# 524 Turnin 2 Softball Complex REVISED

Chair Fox said that this proposal was before the Planning Commission a month ago; he then turned the discussion over to the Director who described the project. He said the proposal was first heard at a public hearing on July 30, 2015. The project is for a softball complex which is considered a private recreation facility special land use in the CA zoning district, indicating that the Board of Trustees has the final approval authority. He said that the applicant took the comments heard at the public hearing seriously, and has significantly revised the site plan. It is now back before the Planning Commission for a recommendation. He briefly described the staff review process and the issues that were revised. The ball field lighting was removed, the entire site was relocated to the east creating additional buffer to the west, and an enhanced narrative was submitted.

He described the project as a girls softball complex with 4 ball fields and a 60,000 square foot training facility proposed for the southeast corner of Clyde Road and Old US-23 - a combined 95 acres. He said that the staff review letter concludes with a recommendation that the Planning Commission recommend approval to the Board conditioned on the Commission making a determination on a number of issues cited, and the applicant addressing the outstanding issues listed.

Chair Fox began a review of the staff letter, asking the applicant for an overview of the relocation of the development area. The applicant's representative said that they moved the development area to the east to

create a better buffer and added trees as well. They also moved the detention pond. Chair Fox reviewed the setbacks, reiterating that the site has been moved to a significant extent. The parking calculations were explained by the Director; he stated that parking is sufficient. Murphy asked if a future island could be added to the future parking area.

Chair Fox asked for an explanation of the access approvals; one point of access off Old US-23 is proposed and was approved by LCRC. He said that the applicant is not required to rebuild the ramps; he also said that an emergency access to Clyde Road is now proposed.

Landscaping was then discussed and the minor deviations requested by the applicant were described by the Director. The additional plantings were described as well. The Planning Commission has the authority to allow deviations in order to preserve the existing vegetation. Grissim said she thought that the greenbelt intent has been met; she requested that minimum sizes of the plant materials be referenced. The gaps on the islands were discussed and it was requested that they be filled in with plant materials. The conflict between trees and light poles will be corrected. A discussion occurred as to whether small islands were or were not better than the larger, center islands. The perimeter landscaping was discussed and it was agreed that it was best to leave it natural. Grissim believed that the parking lot was not adequately screened; the applicant's representative said that screening will be added. Grissim also requested that trees be added to the detention ponds, asking that the applicant meet part way on the requirements. She then asked for an explanation of the grading plan, particularly the swale elevations. The Director explained the changes to residential screening and the applicant's associated request. The landscaping was approved provided the issues identified be addressed.

The Director said that the photometric plan appears to meet the requirements but the typical table is not provided and should be. He also discussed the need for consolidated specifications on the light poles. Discussion moved to the elevations and color renderings; the elevations and the materials were fully described by the applicant's representative. The proposed deviations were summarized by the Director. Mitchell said that the building is very attractive; it was agreed that the numbers were all very close. The Planning Commission agreed that the deviations should be permitted.

The Director said that the Fire Marshal's comments have been provided. The concerns noted with the first submittal have been satisfied. Voight suggested that the Fire Marshal review the plans once the new islands were drawn.

In terms of special use provisions, the hours of operation were reviewed; it was confirmed that the fifth field be eliminated.

Colaianne made a motion to approve the Turnin 2 Softball Complex, site plan application #534 subject to the conditions listed in the staff review and the determinations made by the Planning Commission, specifically the modifications to the parking lot landscaping as discussed and other changes to the landscape plan. The motion was seconded by Voight and carried 7-0.

RESULT:	APPROVED [UNANIMOUS]
MOVER:	Joe Colaianne, Trustee
SECONDER:	Keith Voight, Secretary
AYES:	Colaianne, Murphy, Fox, Newsom, Grissim, Mitchell, Voight

9. Call to Public

Mr. Walk on Clyde Road came forward and thanked the applicant for being good neighbors and removing the lights. He asked about requirements pertaining to 60,000 square foot plus buildings and screening requirements. He asked if it was possible to have a forester inventory the existing trees and shrubs.

Ms. Meisterfeld of Matthew Court came forward and apologized for misquoting the Director. She asked about the KFC site and discussed the need to protect the homeowners, of which she is one. She said the site now has a

driveway opening going toward the back and wants to know if something is planned for the rear of the site since the drawings do not show such a break in the curb. She again apologized to the Director.

Mr. Meisterfeld on Matthew Court came forward and said he was the one that talked with the KFC contractors about the noise, relaying that contractor did not know about the noise restrictions. He asked what was done about it; Chair Fox suggested that he speak with the Director after the meeting. He said he called the Livingston County Sheriffs Department about the noise and the Sheriff referred him back to the Township. He also apologized to the Director for misquoting him.

Mr. Grimm of the Tri County Softball League came forward and said he got his question answered, which as to confirm that the complex was only for girl's softball. He also said he lived on Clyde Road and doesn't believe the traffic study is accurate. He is particularly concerned by the blind curve on Old US-23.

Mr. Kessel on Cullen Road came forward and asked about the speaker system for the softball complex; Chair Fox said that there wasn't one.

Mr. Asselin on West Chester Road in Flint came forward and stated that he worked with planning boards all over that that this was one of the best, if not the best, that he has worked with.

Mr. Hass on Cullen Road came forward and said he was concerned with the traffic and with lighting. He also said he was the ex-league director of senior softball league and that there would be a lot of people on site. He said although it is a beautiful complex but he has a lot of questions.

Ms. Fleet on Fern Drive came forward and said it was a beautiful complex but is concerned about the location and the zoning variation. She thought the master plan said that this area was to remain rural. She also expressed concern about the traffic, especially this use in combination with Spicers and other uses.

Mr. Oldford on Cullen Road came forward and asked about the notification requirements related to rezoning. He asked that consideration be given to requiring signage on the site for such projects. He said he was flabbergasted that no road improvements were required. He asked what would happen if there was a change in the business model and the applicant asked for lights in the future. He asked who supervises the land clearance.

10. Planner's Report

The Director reported on the following:

The final planned development plan for Fiddlers Grove will likely be on the Sept. 10th agenda.

Walnut Ridge Estates has been resubmitted; the revisions have been completed and they hope to be on the Sept. 10th agenda as well.

The site plan committee and other Board and Planning Commissioners members will be meeting with the Mayberry Homes representatives to discuss concept plans.

11. Committee Reports

None

12. Adjournment

Chair Fox requested a motion to adjourn the meeting. Motion to adjourn was made and seconded, motion carried unanimously.

Submitted by,

A handwritten signature in black ink that reads "Keith R. Voight". The signature is written in a cursive style with a long horizontal stroke at the end.

Keith Voight
Planning Commission Secretary