



**Item No. 3 Final Site Plan Approval-Atwell LLC-Proposed expansion of existing Elizabeth Woods Community-1250 Paree, Parcel ID#003-017-00, ID#003-029-10, ID#003-029-00, ID#003-026-00 & ID#003-025-00-Zoned RMH, Mobile Home District.**

**Motion**

Moved By: Thomas Fox

Supported By: Robert Thoma

A motion was made to accept and place on file the following correspondence:

- Chris D. Khorey, McKenna Associates, June 9, 2016.
- Barry Buschmann, Mannik & Smith Group of Michigan, June 13, 2016.
- Submittal Documents

MUC

Eric Lord, Atwell, Vice President approached and presented.

Mr. Khorey gave began his review of the proposed Final Site Plan dated June 9, 2016.

Mr. Lord confirmed the number of units proposed for the site.

Mr. Khorey recommended approval with the following conditions:

1. The green space area at the southeastern corner of Daniel Drive and Cedar Street must include a play structure or other recreational amenity.
2. The plans should show which side of each street is proposed for on- street parking.
3. Daniel Drive should be extended to Newport Road.
4. Cut sheets of the proposed light fixtures must be submitted.
5. The photo metrics must be formally submitted to the Township.
6. Trees must be added north of the expansion area along Newport Road.
7. Evidence of all required agency approvals, including the approval of the Michigan Mobile Home Commission for the expansion license, must be submitted to the Township.

Commission members discussed conditions as presented.

Mrs. Kaufmann recommended neutral lighting for the site. Fixture protrusions will be required to comply with the Township Ordinance.

Mr. Buschmann gave the Engineer's report dated June 13, 2016.

Mr. Buschmann had no objections to the Planning Commission granting final site plan approval, subject to the applicant addressing all comments as presented and incorporating those changes into a revised final site plan to be submitted to the Township Building Department for further review and approval by the Engineer's office. In addition approval should be contingent upon the approvals from all other agencies involved including the, Drain Commission, City of Monroe, Fire Marshal, and the Water Department.

The Commission discussed a proposed additional road access to the site.

Applicant discussed Daniel Drive and the addition of an intersection to be added to the existing plans as suggested by the Township Planner. Conversations with the Road Commission, traffic studies, cost, drainage of the site and safety due to the proximity to I-75 were further discussed.

Township Planner commented further.

Commission members discussed.

There was no further discussion.

**Motion**

Moved By: Hedwig Kaufman

Supported By: Robert Thoma

A motion was made to grant Final Site Plan approval with the conditions set forth in the Township Engineer's and the Township Planner's reports along with the stipulation that the applicant comply with the recommendation to extend Daniel Drive to Newport Road if MDOT and the Road Commission are in agreement.

Commission discussed further.

Commission asked for feedback from the Township Engineer on this issue.

Mr. Buschmann stated that recommendations from the Fire Department should be obtained. Ratio of residents to traffic flow was commented on from a safety factor. Input from local Road Agency should be obtained on the matter.

No further discussion was had

Roll Call: Staelgraeve-no, Fox-no, Thoma-yes, Schmitz-no, Kaufman-yes, Cuccia-no

2-Yes votes, 4-No votes  
Motion Failed

**Motion**

Moved By: Thomas Fox

Supported By: Dennis Staelgraeve

A motion was made to grant Final Site Plan approval with the conditions set forth in the Township Engineer's and the Township Planner's reports and eliminating the requirement for a third entrance and to include the recommendation for neutral site lighting.

Roll Call: Staelgraeve-yes, Fox-yes, Thoma-yes, Schmitz-yes, Kaufman-no, Cuccia-yes MC

5-Yes votes, 1-No votes

**Item No. 4 Final Site Plan Approval-Atwell LLC-Proposed expansion of existing Frenchtown Villa Community-1250 Parea, Parcel ID#003-008-00, ID#003-008-10, ID#003-009-00, ID#003-020-10 & ID#003-017-00-Zoned RMH, Mobile Home District**

## Motion

Moved By: Thomas Fox

Supported By: Dennis Staelgraeve

A motion was made to accept and place on file the following correspondence:

- Chris D. Khorey, McKenna Associates, June 9, 2016.
- Barry Buschmann, Mannik & Smith Group of Michigan, June 13, 2016.
- Submittal Documents

MUC

Eric Lord approached and presented.

Mr. Khorey gave his review of the proposed Final Site Plan dated June 9, 2016.

Mr. Lord confirmed there are 756 units being placed on site in response to a comment from Mr. Khorey's review document.

Mr. Khorey continued his review comments. Final Site plan approval was recommended based on the applicant complying with the following:

1. Recreational equipment must be included in all new green space area, most notably the northeast corner of Chalet and Laverne Streets.
2. The plans should show which side of each street (other than Rurik Lane) is proposed for on street parking.
3. The light on the north side of Romanov Lane west of Vasa Drive must be relocated to the south side of the street, unless the recreational green space is moved to the north side of Romanov Lane.
4. One of the two lights on the North side of Henri Street west of Vasa Drive be relocated to the south side of the street to provide more even lighting on each side of the street.
5. The photometric plan must be formally submitted to the Township.
6. Cut sheets of all proposed light fixtures must be submitted.
7. The trees along the Yoas Drain must be protected during construction.
8. Elevations of the clubhouse expansion must be submitted.
9. Evidence of all required agency approvals, including any required approval of the State of Michigan Bureau of Construction Codes and Manufactured Housing Commission for the expansion license must be submitted to the Township.

The Commission discussed his recommendations.

Greenspace issues were further discussed. Commission requested that proposed greenspace be meaningful to the residents.

Mr. Buschmann gave the Engineer's report dated June 13, 2016. The Engineer had several comments most of which were minor issues and housekeeping issues with the site plan documents. Mr. Buschmann had no objections to the Planning Commission granting Final Site Plan approval based on the applicant addressing these issues and completing the appropriate revisions. In addition approval should be contingent on the following:

1. Approval from the Monroe County Drain Commissioner's Office, with respect to site plan and soil erosion.

2. Approval from the City of Monroe, with respect to sanitary sewer improvements.
3. Approval the Township Fire Marshall.
4. Approval of the Township Water Department.
5. Approval of the Township Planning Consultant.

Commission discussed his recommendations.

Greenspace along with issues pertaining to the proposed detention pond were elaborated on.

Commission asked Mr. Buschmann for his comments.

Commission proposed further changes to the site plan to include meaningful greenspace and relocation of the detention pond.

Applicant stated that they can amend these areas in order to comply with the request.

Commission members discussed the berm area and whether landscaping or fencing would be best.

Landscaping to include more mature trees would be acceptable.

No further discussion.

**Motion**

Moved By: Thomas Fox

Supported By: Dennis Staelgraeve

A motion was made to grant the Final Site Plan approval with the conditions set forth in the Township Engineer’s and the Township Planner’s reports excluding items one, two and three from the Planner’s report. The site will require that natural or neutral lighting be used. Details of a meaningful and useful greenspace are to be worked out with the Township Planner and the Township Engineer in the areas of Lots 693, 709 and 708 with as mature as reasonable landscaping to be utilized for the Berm area.

Roll Call: Staelgraeve-yes, Fox-yes, Thoma-yes, Schmitz-yes, Kaufman-yes, Cuccia-yes MUC

6-Yes votes, 0 -No votes

**Item No. 5 Tentative Site Plan Approval- The Dennis Group LLC- Meijer Distribution Warehouse- 8857 Swan Creek, Parcel ID#011-027-00, Zoned LM-Light Manufacturing.**

**Motion**

Moved By: Thomas Fox

Supported By: Dennis Staelgraeve

A motion was made to accept and place on file the following correspondence:

- Chris D. Khorey, McKenna Associates, May 23, 2016.
- Barry Buschmann, Mannik & Smith Group of Michigan, June 10, 2016.
- Submittal Documents

MUC

Jacques Soumis and Rob Andrews approached and presented.

Mr. Khorey gave his review of the proposed Final Site Plan dated May 23, 2016. Mr. Khorey stated that the site was granted a variance in April for the height to be up to 55 feet tall which is 10 feet more than what the current Zoning Ordinance allows. Mr. Khorey recommended approval based on the applicant complying with the following conditions:

1. The barrier free spaces must be clearly labeled.
2. The CPY series lights must be flat lens-style, not drop lens, style.
3. In the event that any of the banked parking is constructed, any additional required barrier-free spaces must be added and the landscaping requirements in section 26.12 of the Zoning Ordinance must be met.
4. Approvals from all relevant agencies must be submitted to the Township.

Commission member questioned lighting on the site. It was recommended that as lighting is updated and or replaced that it be shielded in a downward direction.

Applicant had no issues with this.

Mr. Buschmann gave the Engineer's report dated June 10, 2016. Mr. Buschman stated there are 3 or 4 pages of comments but most are minor items that require some light housekeeping only. Other agency approvals are still pending, Drain Commissioner's Office approval was received today. Approval should be contingent on all other required agency approvals including Berlin Charter Township Engineer and Water & Wastewater Utilities Department, Michigan Department of Environmental Quality, with respect to the Act 399 water system construction permit, if required by Berlin Charter Township, Approval from the Township Fire Inspector and the Township Planning Consultant. Recommendation was made to grant Tentative and Final approval based on this review if the Township Planner is in agreement. Mr. Khorey stated he had no issues with changing his recommendation to both Tentative and Final.

Commission asked the Township Planner to clarify a procedural issue regarding how the item was listed on the agenda as only Tentative for this applicant and how it should proceed. Township Planner offered clarification.

No further discussion was had.

Commission members had no further comments.

### **Motion**

Moved By: Dennis Staelgraeve

Supported By: Hillary Schmitz

A motion was made to grant both Tentative and Final Site Plan approval with the conditions as set forth in the reviews of both the Township Planner and Township Engineer reports.

MUC

Roll Call: Kaufman- yes, Staelgraeve-yes, Fox-yes, Thoma-yes, Schmitz-yes, Cuccia-yes

6-Yes votes, 0-No votes

**Item No. 6 Tentative Site Plan Approval- Hennessey Engineers Inc.-Proposed Love's Travel Stops and Country Stores-Located on Nadeau Road, Parcel ID#015-043-00, 015-047-00 and 015-009-20, Zoned LM- Light Manufacturing.**

**Motion**

Moved By: Thomas Fox

Supported By: Dennis Staelgraeve

A motion was made to accept and place on file the following correspondence:

- Chris D. Khorey, McKenna Associates, May 17, 2016.
- Barry Buschmann, Mannik & Smith Group of Michigan, June 13, 2016.
- Submittal Documents

MUC

Michael Brock and Rick Shuffield approached and presented.

Mr. Khorey gave his review of the proposed Final Site Plan dated May 17, 2016. Mr. Khorey stated that there have been several reviews done on the submittal documents due to revisions by the applicant.

1. Cross access easements for the parcels to the east and west must be drafted. The cross-access easement to the east must state who will be responsible for constructing the service drive, and what actions by either property owner would cause the drive to be built.
2. The boundary of the easement for the service drive to the east must be shown on the plan.

The applicant interjected that the property to the east is in a flood zone or floodway. There will never be anything developed in that area due to this. A cross access easement was suggested. Applicant must show changes on the plans. Requirements of the consent judgement were discussed and clarified.

3. A dimensioned drawing of the Pilot sign at Dixie and I-75 must be submitted to confirm the dimensions reported by the applicant.
4. The actual proposed setback for the monument sign must be submitted to determine the maximum permitted dimensions of the sign.
5. The area of the monument sign, not including the first three feet of the base, must be submitted.
6. The design of the fence around the landscape pond must be clarified.

The applicant interjected that the fence would be chain link.

7. The photometric plan must be internally consistent and comply with Section 4.38.7.

In addition, the following will be conditions of Final Site Plan Approval:

1. Final approval of the lot combinations.
2. Executing and recording the cross-access easements, with a copy of the executed agreement submitted to the Township.
3. Executing and recording the conservation easement, with a copy of the executed agreement submitted to the Township.
4. The submission of the containment plan to the Township.
5. The submission of a copy of the wetlands permit to the Township.

Mr. Khorey mentioned there inconsistencies in the submittal documents that must be cleared up prior to Final Site Plan Approval.

Commission discussed his recommendations.

Wetlands were discussed and clarified.

Easement and access were further discussed.

Mr. Buschmann gave the Engineer's report dated June 13, 2016. Mr. Buschmann stated that there have been multiple reviews already that have been completed on the proposed project. There have been secondary reviews regarding the roadway. Nadeau Road plans have not been submitted to the Planning Commission. The Township Engineer was only given the plans to review two days ago. Multiple details will need to be worked out regarding this. Mr. Buschmann continued by giving an overview of his 6 page review document pertaining to the proposed Travel Stop. Deficiencies with respect to the Tentative Site Plan submittal and deficiencies with respect to the requirements of the Consent Judgement for this development were mentioned. Mr. Buschmann stated that more details could be obtained from his review documents. Due to the multiple issues that must be addressed only tentative approval is being recommended at this time. The tentative site plan review comments should be reviewed by the applicant and the appropriate revisions provided to the Building Department for further review by the consultants. In addition, tentative site plan approval should also be contingent upon the following:

1. Approval from the Monroe County Drain Commissioner's Office
2. Approval from the Monroe County Road Commission
3. Approval from the City of Monroe, with respect to the sanitary sewer improvements
4. Approval from the Michigan Department of Transportation
5. Approval from the Township Fire Marshal
6. Approval from the Township Water Department
7. Approval from the Township Assessing Department, with respect to the parcel combination
8. Approval from the Township Planning Consultant

Commission members discussed.

A member commented on the parking spaces for the site.

Further clarification was given.

Mrs. Kaufman had several questions for the applicant clarifying items from the submittal documents.

Applicant offered clarification.

No further discussion.

Commission members had no further comments.

### **Motion**

Moved By: Dennis Staelgraeve

Supported By: Robert Thoma

A motion was made to grant Tentative Site Plan approval with the conditions as set forth in the reviews of both the Township Planner and Township Engineer in addition to MDOT, the County Road Commission and all other required agency approvals.

MC



Roll Call: Kaufman- yes, Staelgraeve-yes, Fox-no, Thoma-yes, Schmitz-yes, Cuccia-yes

5-Yes votes, 1-No votes

**Item No. 7 Administrative Reviews Update/Chairperson.**

- ZBA:

Jason Harmon/Owner Regarding Parcel ID# 005-023-40 Located at 1850 Toben Road Newport, MI 48166  
Pole Barn-Denied

James S. Jacobs Representing House of Prayer & Christian Wellness Center Regarding Parcel ID# 532-001-00 Located at 5080 N Stoney Creek Monroe, MI 48162  
Setbacks for a church- Approved

Alice Beckham/Trustee Representing Parcel ID# 967-012-00 Located at 1750 Hemlock Monroe, MI 48162  
Lot size for a land Division –Approved

- Mini Committee:

Faith Baptist Church, 2266 Sandy Creek Parcel ID# 07 115 003 00, parking lot addition

Five Below, 2117 Mall Road Parcel ID# 808-003-00, changes to the building

**Item No. 8 Old Business.**

None

**Item No. 9 New Business.**

Jason Harmon approached and presented.

Mr. Harmon is requesting that the Planning Commission change Section 7.04.13 Pole Barns.

Mr. Harmon would like to amend the requirements and decrease the number of acres necessary.

Mr. Khorey explained the process required if the gentleman would like to pursue this.

A neighbor, Denise Marcero addressed the Commission in support of this change.

Ms. Marcero stated that for both appearances and safety she is in favor of an amendment.

Mr. Harmon was directed to submit a Zoning Amendment application to the Township Building Department.

**Item No. 10 Adjournment.**

**Motion**

Moved By: Robert Thoma

Supported By: Dennis Staelgraeve

A motion was made to adjourn the meeting at 9:20 p.m.

MUC