

City of Grand Ledge
Planning Commission Meeting
Minutes from Meeting Held on
Thursday, May 7, 2015

Chairman Mike Stevens called the meeting to order at 7:00 p.m.

Attendance - Present: Mike Stevens, Bob Doty, Bill Kane, Jamie Malecki, Todd Gute, Ron Graber, Steve Baribeau & Matt Salmon. Absent: Eric Morris. Also present: Zoning Administrator Sue Stachowiak & Council Representative Keith Mulder.

Pledge of Allegiance – Mr. Graber led those present in the pledge of allegiance.

Approval of the Agenda

Mr. Doty made a motion, seconded by Mr. Baribeau to approve the agenda as printed. On a voice vote, the motion carried 8-0.

Approval of the Minutes

Mr. Doty made a motion, seconded by Mr. Gute to approve the April 2, 2015 minutes with the following change:

Page 6, Joint Planning Committee Report, Change the 2nd sentence to: “He said that \$330,000 of the millage money goes to the City each year for Streets and of that, \$30,000 will go to the DDA, each year over the next 12 years for parking lot.”

On a voice vote, the motion carried 8-0.

Notice of Agenda Items Conflicts - None

Business from the Floor - None

NEW BUSINESS

Special Land Use Permit – Gasoline Station at 720 S. Clinton Street

Ms. Stachowiak said that the plan has been changed since the April meeting to show underground detention. She said that a note has been added that the fence along the west property line will be brown/tan. Ms. Stachowiak said that there have been some modifications to the driveways as well.

Mr. Doty said that the underground detention is fine. He said that the area where the above-ground detention used to be should be labeled as a “grass area” and the bold line around it should be labeled “curb”.

Mr. Kane said that there is a row of pine trees on the property to the west and he hopes that the new fence on the applicant’s property will not have any negative impacts on the trees. He also said that the fence along the west property lines needs to extent all the way to the north property line.

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Mr. Stevens said that if the parking along the west property line is not needed to fulfill the code requirement, he would like to see it removed and made a grass area.

Ms. Stachowiak stated that it is not necessary to fulfill the ordinance requirement, however, the applicant contacted her this afternoon and he would like to move the dumpster enclosure for the retail site to the west property line north of the building as it will interfere with the loading area if it remains on the east side of the building. She told him that this is something that he would need to discuss with the Planning Commission meeting this evening.

John Kello, 27995 Halstead Road, Farmington Hills, MI, provided a plan that shows the dumpster along the west property line. He said that he has a tenant lined up for the building but they are concerned about the dumpster on the east side of the building interfering with the loading area. He said that he would be happy to remove the parking along the west property line.

Mr. Stevens suggested removing the parking spaces, making it a green space area, and allowing the dumpster enclosure to be located within it so that it would be located approximately 8 feet from the west property line.

Mr. Kane said that it seems unsafe and unnecessary to have the dumpster enclosure located 8 feet off the west property line. It just becomes a secluded area that will have trash laying around in it.

Mr. Baribeau agreed that it seems like an unsafe situation and it will be very secluded.

Mr. Graber said that he will not vote in favor of a plan that places the dumpster at the west property line, right next to a residential parcel of land.

Mr. Gute said that the dumpster itself will be separated from the neighboring property by the neighbor's trees, the new screen fence, the dumpster enclosure and the dumpster itself and therefore, the neighbor will not even know that it is there.

Ms. Malecki agreed that the dumpster will not even be noticeable to the adjoining property owner.

Mr. Baribeau said that moving the dumpster 8 feet off of the property line will not reduce any negative effects that could potentially be associated with the dumpster.

Mr. Kello suggested fencing off the 8 foot area between the west property line and the dumpster enclosure.

Ms. Stachowiak said that enclosing the space with a fence may make it even more enticing for kids to congregate in that area.

Mr. Kane suggested turning the dumpster enclosure so that it faces south rather than east.

Mr. Kello stated that it will not function properly for emptying if it is turned the other direction.

Mr. Stevens stated that the island at the east end of the row of parking in front of the retail building should be curbed and should contain landscaping so that it protects the cars and clearly defines the parking area.

Mr. Kello stated that the island will be curbed and will contain at least one tree.

Mr. Gute made a motion, seconded by Mr. Doty to recommend approval of a Special Land Use permit to allow a gasoline station at 720 S. Clinton Street and to recommend approval of the site plan prepared by CESO, Inc., dated March 20, 2015 and revised on April 23, 2015 for a new gasoline station and conversion of part of the existing building at 720 S. Clinton Street into a retail center, with the following conditions:

- 1. Installation of a 6 inch curb along the west property line of the site from the north wall of the building to the north property line of the site.**
- 2. Installation of an 8 foot high brown or tan opaque fence along the west property line, north of the retail building.**
- 3. The north area of the gas station site is labeled “green space” and the line surrounding it is labeled “curb and gutter”.**
- 4. The parking island south of the retail building is surrounding by curb and gutter and contains and at least one tree.**
- 5. The applicable items contained in the City Engineer, Public Service Director and Fire Dept. reviews.**
- 6. The dumpster is located along the west property line, north of the retail building.**

On a voice vote (7-1), the motion carried. Mr. Graber cast the dissenting vote.

Zoning Ordinance Amendments – Section 220-80, Site Plan Review

Ms. Stachowiak said that there is no rush to move this forward since there are already some ordinance amendments pending at the Council level.

The Commission decided to hold off on moving this item forward.

Zoning Ordinance Amendments – Article V, R-LD, R-MD: One Family Residential Districts

Ms. Stachowiak said that she would like the Commission to consider some changes to the Site Condominium section of the ordinance. She said that there has been an inquiry made about developing a site condominium project on a vacant parcel of land on the east City border that would not comply with the standards in the current ordinance. Ms. Stachowiak said that it would be far more dense than what the ordinance allows as the lots would be smaller than was it required for single family lots. She said that the prospective developer said that the additional density would be necessary to make the project economically feasible. Ms. Stachowiak stated that the some or all of the condos would also be smaller than the minimum floor sizes required for single family dwellings and the road may need to be private.

The current ordinance requires that all streets in a site condominium development be dedicated to the public and constructed to City street standards.

Mr. Kane said that it sounds similar to the Castle Ledges Estate development just west of Meijer.

Mr. Baribeau said that the City needs to be careful about changing ordinances to accommodate one development and to make it economically feasible for the developer.

Mr. Gute asked Mr. Mulder if the Council would be receptive to such a development.

Ms. Stachowiak stated that under the current ordinance, in order to accommodate the proposed development, variances to the lot area, lot width, minimum house size, street standards and possibly setbacks.

Mr. Graber said that it would be difficult for the ZBA to justify that many variances for one project, particularly since the only justification for it would be economics.

Mr. Baribeau said that Ms. Stachowiak usually provides examples from other communities when considering ordinance amendments.

Ms. Stachowiak said that she would research what other communities are permitting in terms of condominium development and examples of such developments as well.

OTHER BUSINESS

Joint Planning Committee Report

Mr. Doty said that the following items can be removed from the agenda:

- 1. Grand River Water Retention, i.e. Dam**
- 2. River Park Master Plan from Rounds property to Fitzgerald Park – no new information**
- 3. Boat dock and ramp with proper circulation and parking**

Zoning Administrator's Report

Ms. Stachowiak said that the only items on the agenda for the June meeting will be ordinance amendments.

Zoning Board of Appeals Representative's Report

Ms. Stachowiak stated that the Zoning Board of Appeals met on April 16th and approved two setback variance cases. One of them involved a side yard setback variance to permit a carport at 222 W. River

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Street and the other were variances to the front and rear yard setback requirements to permit the construction of 3 new storage buildings at 918 W. Jefferson Street (Comet Mini Storage).

Council Representative's Report

Mr. Mulder stated that the City is working on the grant to purchase the Rounds property. He said that the City is having an appraisal done so that when the final approvals are received, the City will be ready to go. Mr. Mulder said that the City may be ready to proceed with the project next year.

Mr. Mulder said that the City has received a letter of intent to purchase the former City Hall and Annex property for a brewery/pub. He said that the Annex property would be used as a staging area for construction, after which the building would be demolished and turned into a parking lot. Mr. Mulder said that the prospective buying is in the process of doing its due diligence.

Mr. Mulder said that the City is in the final stages of preparing its budget for the upcoming fiscal year.

Mr. Mulder said that the City is considering a 425 Annexation Agreement for the Gilbert property just east of Tom Dible's property north of Vision Collision.

Mr. Mulder said that he is not sure how to bring up changes to the Zoning Ordinance to accommodate a different style of condominium development without specific proposal.

Mr. Mulder said that the City is working on a global agreement with Oneida Township to cover several different issues including utilities, annexations, services, etc.

Mayor's Report - None

Comments from Commissioner's

Mr. Doty said that the house next to Wendy's has been sold to an ophthalmologist. He also said that Gander Mountain is going in next to Menards and Bass Pro Shop will be going in at the old Flowerland location on Saginaw.

Mr. Kane said that a while back, the Commission made a motion and sent a communication to the City Council recommending that it develop a plan to make a permanent change to the dam. He said that the Commission recommended that the DDA and Parks & Recreation Commission make a similar recommendation. He asked if that has occurred.

Mr. Kane said that he spoke to the City Administrator and City Clerk about Channel 12 having been dead for at least 2 weeks. He said that they were not aware of it until he told them.

Mr. Kane thanked Mr. Gute for presenting the plans to the Commission for the future use of the parsonage at GL Baptist Church. He thanked the Church for being a good neighbor and informing the residents in the neighborhood that the parsonage is being split off from the rest of the Church property

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and sold as a single family home. He said that the neighbors have been informed that the driveway from the site to the church parking lot will closed off.

Mr. Gute asked if some of the Commissioner's should be at the Council meeting when the Speedway matter is considered.

Ms. Stachowiak said that it is not a controversial topic and while she appreciates the offer, it is not necessary for any of the Commissioners to attend.

Mr. Gute said that his firm has been working with some young architects-to-be in the Lansing area and was talking to them about possibly doing some design charrettes for the Jaycee Park development plans. He said that he knows there was a master plan that included a band shell and the young architects may be able to put together some design plans.

Ms. Malecki said that there is still a refrigerator on W. Main Street. She said that they moved it next to the garage but it still has the door on it and it is a safety hazard.

Comments from Chairman

Mr. Stevens thanked everyone for attending the meeting and for their continued participation on the Commission.

Adjournment

Mr. Baribeau made a motion, seconded by Ms. Malecki to adjourn the meeting at 8:15 p.m. On a voice vote, the motion carried unanimously (8-0).

Submitted By:

Susan Stachowiak
Zoning Administrator

Jamie Malecki, Secretary
Planning Commissioner