

SPRING ARBOR TOWNSHIP  
PLANNING COMMISSION MEETING  
TUESDAY, JANUARY 14, 2014

The regular meeting of the Spring Arbor Township Planning Commission was called to order by Chairman Carl Jacobson at 7:00 p.m. in the Township Hall.

Members Present: Mike Archer, David Herlein, Carl Jacobson, Susan Luplow, Doug Martz, Ken Melville, Mel Rice and Richard Roth

Members Absent: Matt Potter

Guests: Kent Tyler, Jeff Tyler and Gale Easton

Staff: Jan Gardner - Township Zoning Administrator

**Election of Officers:** A motion was made by Herlein and seconded by Rice to nominate Carl Jacobson as Chairperson. Approved. A motion was made by Roth and seconded by Melville to nominate Mel Rice as Vice-chairperson. Approved. A motion was made by Rice and seconded by Roth to nominate Dave Herlein as Secretary. Approved.

**Minutes:** On a motion by Roth and seconded by Archer the minutes for the December 10, 2013 meeting were accepted. Approved.

**Public Comment:** None

**New Business**

Establish 2014 Meeting Dates: A motion was made by Archer to accept the resolution to establish the regular meeting dates for 2014 to be the second Tuesday of each month and it was seconded by Roth. Approved.

Public Hearing- Site Plan Review SPR13-04 – Jeffrey Tyler/M-60 Motors:

Jeff Tyler reviewed his site plan (prepared by Woodard & Associates Architects, Inc. and dated December 16, 2013) to add a pre-owned car sales business at 6580 Spring Arbor Road. The plan includes a paved parking lot for 40 vehicles (for employees, customers and car inventory) and a 2400 square foot building to be used initially as a showroom. The plan shows proposed changes to the existing driveway to meet MDOT standards. He believes that the proposed retention pond is adequate and does not understand why the Township's Engineer and the Jackson County Drain Commissioner have stated that it is too small. It was suggested that Mr. Tyler's architect needs to work with the Jackson County Drain Commissioner and/or the Township Engineer to resolve this. Mr. Tyler's architect, Jeanette Woodard, was not able to attend the meeting.

Jan Gardner described applicable zoning issues: existing zoning is C-3: proposed parking and driveway improvements; proposed utilities and proposed retention pond. Applicant has indicated that the proposed driveway is in accordance with MDOT standards; however, the Township has not received confirmation of this. Based upon review letters received from the Township Engineer (OMM dated January 13, 2014) and the Jackson County Drain Commissioner (dated January 9, 2014) the proposed retention pond is too small.

Gale Easton expressed concern about having a deeper retention pond if the Township requires the proposed pond to be larger or deeper.

Kent Tyler expressed his opinion that the proposed retention pond is adequate and he questioned the conclusion of the Township's Engineer and the Jackson County Drain Commissioner.

After discussion, a motion was made by Herlein and seconded by Martz to postpone any decision until the February Planning Commission meeting. This would allow more time for the applicant to work with the Township's engineer and the Jackson County Drain Commission on resolving the drainage issue.

**Old Business**

Site Plan Review SPR13-3 Jason Covalle/Wardcraft:

Jan Gardner reported that we have not yet received the final site plan for this project.

Site Plan Review SPR 13-2 Lloyd Ganton/Ganton Retirement Centers:

Jan Gardner indicated that we received a set of final plans on January 7, 2014 but there are several reviews still outstanding from JCDOT, MDOT and JCDC.

**Reports – none**

**Member Comments – none**

Meeting Adjourned at 8:50 p.m.

Respectfully submitted,

Dave Herlein  
Secretary