

SPRING ARBOR TOWNSHIP
PLANNING COMMISSION MEETING
TUESDAY, DECEMBER 10, 2013

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, and Richard Roth

Members Absent: Matt Potter and Mel Rice

Guests: J. Matt Snyder – Wardcraft, Pat Sprague – Wardcraft, Brad Aldrich – 2010 Elwood, Jack Baker – 2022 Elwood, Jason Covalle – Covalle Group Architects, Aquanita Johnson - Wardcraft

Staff: Jan Gardner - Township Zoning Administrator

Minutes: On a motion by Melville and seconded by Roth the minutes for the November 5, 2013 meeting were accepted. Approved.

Public Comment: None

New Business

Public Hearing- Site Plan Review SPR13-03 - Wardcraft

Jason Covalle, Covalle Group Architects, reviewed the preliminary site plan (prepared by Driesenga & Associates and dated 11/27/2013) for the proposed building addition to be 12,750 square feet. Pat Sprague, president of Wardcraft, explained the need for expansion. Jack Baker, homeowner at 2022 Elwood, expressed concerns about the noise from the plant and items/trash blowing into his yard from the plant dumpster. He also questioned drainage/runoff mostly from property north of Wardcraft. He suggested some type of buffer (fence, trees etc.) between Wardcraft and the homes on Elwood. Brad Aldrich, homeowner at 2010 Elwood, expressed concerns about his view of smokers grouped around the east door of the plant especially when the leaves are off the trees and indicated that the noise issue had diminished since Wardcraft had gone back to working only first shift. Mr. Sprague pointed out that Wardcraft was in existence long before the Elwood subdivision was built; however, he offered to meet with the homeowners to further discuss/resolve their concerns. Jan Gardner indicated that proposed setbacks and proposed parking were in compliance with the Township's Zoning Ordinance and that the Township had received review letters regarding proposed drainage from OMM and the Jackson County Drain Commissioner. After some discussion, it was decided that Wardcraft will return to the Planning Commission next month with a final site plan. A motion was made by Herlein and seconded by Martz to approve the preliminary site plan with the following conditions:

1. Receipt of a final site plan that addresses the issues raised by OMM and the Jackson County Drain Commissioner in their review letters.
2. Wardcraft to propose some type of buffer between their plant and the homeowners to the east.

Motion approved.

Public HearingProposed Zoning Ordinance Text Amendments for Changes to MZEA:

Jan Gardner briefly described the proposed amendments prepared by Grant Bauman, Region 2 Planning. These amendments address the changes that have been made to the Michigan Zoning Enabling Act since it was implemented in 2006. The most significant changes relate to wireless telecommunications facilities, adult foster care small group homes, biofuel production facilities and quarries. There were no public comments received on the proposed text amendments. Ms. Gardner indicated that a number of typographical errors had been identified and will be submitted to Grant Bauman for correction since the entire Zoning Ordinance will be reprinted. Motion was made by Melville and seconded by Roth to recommend approval to the Township Board of the proposed text amendments. Motion approved.

Meeting adjourned at 8:15 p.m.

Respectfully submitted,

David Herlein
Secretary