

SPRING ARBOR TOWNSHIP
PLANNING COMMISSION MEETING
TUESDAY, JULY 9, 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, Doug Martz, Ken Melville, Mel Rice, and Richard Roth

Members Absent: Susan Luplow and Matt Potter

Guests: Joe Kowal, Kevin Kail, Stuart Kail, Sherry Caldwell, Toby Jones, Paul Buchholz

Staff: Jan Gardner - Township Zoning Administrator

Minutes: On a motion by Rice and seconded by Melville the minutes for the February 12, 2013 meeting were accepted. Approved.

Public Comment: none.

New Business

Public Hearing – Site Plan Review SPR13-1 K&J Tire: Toby Jones, Jones Construction Solutions, briefly reviewed the site plan dated July 4, 2013. He stated that the proposed building (3100 sq. ft.) is slightly smaller than the existing car wash and that there would be no change in driveway, no change in paving and no change in elevation. Kevin Kail, owner of K & J Tire explained his plans to open an auto repair and tire center similar to his two existing stores in Jackson. Jan Gardner made comments regarding proposed setbacks, parking spaces and required easement agreements for ingress/egress. Jones and Kail answered several questions from commission members and from Joe Kowal, owner of 4 Star Storage regarding storage, signage, lighting and drainage. Motion was made by Rice and supported by Roth to approve the plan subject to four conditions:

- Obtain approval from MDOT to use existing driveway (owned by Hutch's) within 60 days
- Provide Township with an easement agreement to utilize a 33 foot strip of land owned by 4 Star Storage within 60 days
- Provide Township with details of planned external lighting locations and illumination patterns for review immediately
- Proposed signage must comply with Township's sign regulations.

Motion carried.

Reports: Jan Gardner provided information on:

- Ordinance Enforcement Officer Jan Noppe was hired by the Board effective May 1, 2013
- The need to amend the Zoning Ordinance to comply with Zoning Enabling Act. Region 2 will provide assistance with this project.
- An e-mail (sent to the Township Supervisor by Harold Munn) with suggestions for improving the safety and maintenance of roads/travel within the Township. Copies were distributed to commission members for review and discussion at a future meeting.

Member Comments: Dave Herlein shared concerns about the inadequate size of several existing cul-de-sacs for Township fire trucks and the possible need to provide guidelines in our Zoning Ordinance for future developments. Richard Roth shared about his Michigan Citizen Planner course. The Planning Committee appreciates the time and commitment of Planning Commission, ZBA and Park Committee members to take advantage of this education.

Respectfully submitted,

David Herlein
Secretary