

SPRING ARBOR TOWNSHIP
PLANNING COMMISSION MEETING
TUESDAY, SEPTEMBER 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: David Herlein, Carl Jacobson, Doug Martz, Matt Potter, Mel Rice, and Richard Roth

Members Absent: Mike Archer, Susan Luplow and Ken Melville

Guests: Andy Cook

Staff: Jan Gardner - Township Zoning Administrator

Minutes: On a motion by Rice and seconded by Roth the minutes for the July 9, 2013 meeting were accepted. Approved.

Public Comment: Andy Cook, owner of Cook Foundation and Flatwork, asked that the commission consider allowing early occupation of his new building at 7600 King Road. The commission by common consent agreed to amend the agenda to allow them to discuss and consider this issue.

New Business

Cook Foundation Flatwork: Andy Cook asked the commission to allow a certificate of occupancy to be issued for their new building before the concrete driveway work is completed. He explained that work on the building is expected to be completed this week. After discussion, motion was made by Rice and seconded by Martz to approve the request to allow occupancy of the Cook building before concrete work (approach and parking spaces) is completed with the following conditions:

- Compliance with Zoning Ordinance Section 7.13 (except for concrete.)
- All final inspections are satisfactorily completed.
- Concrete to be completed no later than December 31, 2013.
- Owner to provide the Township with performance bond in an amount equal to the estimated cost of concrete (approximately \$24,000.00.)

Motion carried.

Public Hearing – Application for Rezoning RZ 13-01: Jan explained this request to rezone parcel #060-12-21-130-001-00, Lot 6 Arbor Valley Subdivision, from RNF-1, Rural Non-Farm Residential to RS-1, Suburban Residential. This change will make the zoning for this parcel consistent with all other parcels in this subdivision and is consistent with the Township's Master Plan. There were no public comments received regarding this proposed rezoning. A motion was made by Herlein and seconded by Roth to recommend the rezoning from RNF-1 to RS-1 to the Township Board. Motion carried.

Reports: Jan Gardner advised the commission that there is a Planning and Zoning workshop on Wednesday, September 18, 2013 from 6:00 p.m. to 9:00 p.m. in Napoleon Township.