

SPRING ARBOR TOWNSHIP  
PLANNING COMMISSION MEETING  
TUESDAY, MAY 8, 2012

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, Jeff McGraw, Mel Rice  
and Richard Roth

Members Absent: Mike Archer, Nancy Denton, Ken Melville and Matt Potter

Guests: Jan Gardner-Township Zoning Administrator, Chris Crisenbery-Feller, Finch and Associates, June Dodd, Teresa and Jason Wielenga, Andy Cook-Cook Construction, Mary Siders, Donald Trumble, John Beardslee, Lloyd Ganton, Donn Roberts-Roberts and Associates, AIA

**Minutes** – On a motion by McGraw and seconded by Rice the minutes for the April 10, 2012 meeting were accepted. Approved.

**Public Comment** – None

**New Business**

A. Site Plan Review/Public Hearing SPR12-1 Lloyd Ganton, owner of Ye Ole Carriage Shop, is requesting a site plan review for the purpose of building an addition onto the auto museum at 3538 Henderson Road. Mr. Ganton described the project and his architect Donn Roberts reviewed the site plan dated April 13, 2012. Neighbor June Dodd expressed concern about a low area on the north end of the property that historically has held water. Jan Gardner stated that the site plan had been reviewed by the Township's engineer, OMM, the Jackson County Road Commission and the County Drain Commissioner. The County Drain Commissioner recommended approval of the project subject to five conditions. After discussion, a motion was made by Herlein and seconded by Rice to approve the site plan subject to the following conditions:

1. Must meet the five conditions in the letter from the Drain Commissioner dated May 8, 2012.
2. Must obtain written permission from the owner of Lot #7 before doing any work on the property.
3. Township may allow a building permit to be issued (and construction to begin) with the understanding that drainage issue must be resolved to the satisfaction of the Drain Commissioner and the Township engineer before an occupancy permit will be issued.

Motion carried.

- B. Site Plan Review/Public Hearing SPR12-2 Andy Cook, owner of vacant land on King Road, parcel #000-12-09-376-001-03 is requesting a site plan review for the purpose of building an office and warehouse. Mr. Cook described that he is proposing to develop this property so that he can move his business – Cook Construction – currently located in Sandstone Township. His engineer Chris Crisenbery reviewed the site plan dated 3/15/12 for the Cook Office Complex and indicated that he and Mr. Cook had made some changes to the plan in the last few days to relocate the driveway and change the size and type of construction for the two proposed buildings. After discussion, a motion was made by Herlein and seconded by Roth to table the decision until the new plans can be reviewed by the Township’s engineer. Motion carried. Mr. Crisenbery indicated that the revised plans would be available in a few days.
- C. Conditional Use/Public Hearing C12-1 Jason and Teresa Wielenga, owners of vacant land on McCain Road, parcel # 000-12-12-176-001-07, are requesting a conditional use permit for this property that is zoned Multiple Family Residential (RM-1), to allow them to build a single-family dwelling. The Wielenga’s described a site plan dated 4/19/12 and prepared by Woodard & Associates, Architects that indicated where they propose to build a home on their five acre parcel. After discussion, a motion was made by Rice and seconded by McGraw to recommend to the Township Board approval of this conditional use based on the site plan presented. Motion carried.
- D. Zoning Ordinance Text Amendment – Tents Jacobson indicated that the proposed amendment would regulate the use of tents and similar soft-sided structures. Tents and similar structures would be prohibited except as specified in agricultural and light industrial zoning districts. There were several questions and comments made by the township residents that were in attendance. After discussion, a motion was made by McGraw and seconded by Roth to recommend to the Township Board approval of this amendment as proposed. Motion carried.
- E. Zoning Ordinance Text Amendment – Day Care Centers Jan Gardner described the proposed amendment to add Day Care Center as a Conditional Use in the C-3 Highway Service Commercial District. She reminded the Commission that this issue had been discussed in detail at the November 1, 2011 meeting with agreement to hold a public hearing at a later date. A motion was made by Rice and seconded by McGraw to recommend to the Township Board approval of this amendment as proposed. Motion carried.

**Old Business**

Master Plan – A motion was made by Herlein and seconded by Rice to approve the proposed draft of the Master Plan for public review and comment as required by the Michigan Planning Enabling Act.

Meeting adjourned at 8:34 p.m.

Respectfully submitted,

David Herlein, Secretary

