

SPRING ARBOR TOWNSHIP
PLANNING COMMISSION MEETING
TUESDAY, NOVEMBER 10, 2015

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

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

Members Absent: Ken Melville

Guests: Gordon Milnes, Lloyd Ganton, Paul Buchholtz, Jack L. Ripstra, Dan Milnes, Bob Delamarter and Marston Fortress

Staff: Jan Gardner

Minutes: On a motion by Rice and seconded by Roth the minutes for the August 11, 2015 meeting were accepted. Approved.

New Business: none

Old Business: Previously approved Site Plan SPR 15-02 Lloyd Ganton Residential Development: All Planning Commission members were provided in advance of the meeting, a copy of the letter dated October 22, 2015 which was written by Gordon Milnes on behalf of Lloyd Ganton, requesting issuance of a Certificate of Occupancy for Building #1 (in late January or early February) before all site improvements are completed.

Carl indicated that one possible compromise would be to have Mr. Ganton provide the Township with a bond to cover the cost of all site improvements that are not completed at that time.

Mr. Ganton described his request and the reasons why they were behind on some portions of the project. He also described a new drawing, dated November 10, 2015, prepared by Jack Ripstra for the proposed sidewalk.

Mr. Ripstra provided a detailed cost estimate of the site improvements not completed as of November 9, 2015 and not expected to be completed until July 2016.

Mr. Ganton and Mr. Ripstra answered questions and the Planning Commission discussed the request including the possibility of adding a contingency to the cost estimates to be used for the bond.

After discussion, the following motion was made by Mike Archer and seconded by Mel Rice

To allow the Zoning Administrator to issue a Certificate of Occupancy on Building #1, prior to the completing of certain site improvements subject to the following conditions:

- Applicant to post a bond to cover all site improvements not completed as of the date of the Certificate of Occupancy is requested. The amount of the bond will be the estimated cost of completing the site improvements (to be determined by the project engineer.) Bond will require completion of all site improvements by July 15, 2016.
- For all site improvements completed as of the date of the Certificate of Occupancy is requested, the applicant and project engineer will provide the certifications and As Built drawings as required in Section 7.13 of the Township's Zoning Ordinance.
- Parking spaces along existing East/West service drive be removed so that they are completely unusable.
- Sidewalk to be completed (by July 15, 2016) as shown on the drawing dated November 10, 2015.

Motion approved.

Reports: Marston Fortress, Township Supervisor, provided a power point presentation that summarized recent economic development in the Township.

Public Comment: Gordon Milnes presented a preliminary drawing prepared by Jack Ripstra, to add a drive through window to Village Crossing (7851 Spring Arbor Road) for a possible tenant – Biggby Coffee. Many comments and concerns were mentioned regarding the proposed traffic flow. Mr. Milnes and Mr. Ripstra will do further work on the drawing and present it at the next regular meeting.

Member Comments – none

Meeting adjourned at 8:16 p.m.

Respectfully submitted,

Dave Herlein, Secretary