

Chairman Nash called the Metamora Township Planning Commission regular meeting to order at 7:01 p.m. at the Metamora Township Hall, 730 W. Dryden Road, Metamora, Michigan.

Members Present: George Nash, Lance Gould, Phil Bellinger, Ann Derderian, Kevin Knisely, Dan Miller and Roger Hamilton

Members Absent: None

Also Present: Township Planner Doug Piggott, Township Attorneys Michael Nolan and Gerry Fisher, and those persons listed on the attached sign-in sheet.

The Pledge of Allegiance was recited.

Approval of Agenda

Motion by Member Derderian, support by Member Hamilton, to approve the agenda as revised by moving Unfinished Business before New Business. Motion carried, all ayes.

Approval of Meeting Minutes

Chairman Nash noted there were meeting minutes for approval from the February 10, 2016 regular meeting. **Motion by Member Derderian, support by Member Bellinger, to approve the minutes of the February 10, 2016 regular meeting, as presented. All ayes, no absent. Motion carried.**

Public Comments (on items not on the Agenda)

None.

Unfinished Business

A. Site Plan Review - Dollar General. Revised Site Plans/Response Letter.

The initial site plan was reviewed at last month's meeting and the missing information and the items not in compliance with the zoning ordinance were discussed at that time. Planner Piggott referred to his March 2, 2016 Memo to the Board regarding his review of the revised site plan stating all information has been supplied with the exception of detail regarding landscaping and location and size of the property address. To be in compliance with the zoning ordinance, the applicant would need to reduce the size of the proposed signage or apply for a variance (the proposed wall and freestanding signs total 147.5' and the maximum allowed is 120'). The planner then reviewed other outstanding issues that could be conditions if approved. Planner Piggott then relayed the comments of Township Engineer Mike Carpenter from the engineer's March 7, 2016 Memo which the Board had not yet received. Mr. Piggott relayed that the comments dealt for the most part with verifying compliance with MDOT and the health department for approval of the well and septic system. There wasn't enough information to verify storm water discharge so that would have to be revised and sent to the engineer. The engineer also recommended thicker concrete on the surface where the dumpster is placed and more detail on the lighting. ROWE's recommendation is to approve the site plan with the conditions as outlined. Board discussion. **Motion by Member Hamilton, support by Member Miller, to approve the site plan for Dollar General with the following conditions:**

1. **That the applicant apply for a variance or revise the sign to comply with the 120 square foot maximum sign area;**

2. **That the applicant provide driveway detail that meets with ordinance requirements;**
3. **That the applicant demonstrate access approval from MDOT.**
4. **That the applicant demonstrate approval of well and septic field plans from the Health Department;**
5. **That the applicant provide proof that the access easement has been recorded;**
6. **That the applicant submit a revised site plan showing missing landscape details that are in compliance with the ordinance requirements and the information on the street number location and size;**
7. **That the applicant comply with the comments of the Township Engineer stated in his March 7, 2016 Memo.**

ROLL CALL VOTE: Bellinger, nay; Derderian, nay; Gould, nay; Hamilton, aye; Nash, aye; Knisely, aye; Miller, aye. Motion carried 4-3.

New Business

A. Preliminary Presentation on Modifications to SUP - Dan Agnew/Victory Custom Trailers. Property at 3549 S. Lapeer Road (Gilling's Roadside Attractions Property).

The Board received in their packet the application of Daniel Agnew, d/b/a Victory Custom Trailers or Victory Property Management. Mr. Agnew is proposing to acquire this property to use for a trailer sales business and would like to modify some of the conditions of the special use permit issued to Mr. Gilling. Mr. Agnew was present and addressed the Board and the planner with his proposal and answered questions. Board discussion. Planner Piggott and Mr. Agnew to meet and review the previous site plan and provide the Board with details necessary for a special use permit hearing next month.

B. Draft Ordinance Amendment.

Professor Gerald Fisher, Special Counsel retained by the Township for gravel mining activities, was present and referred to the proposed zoning ordinance amendment regarding gravel mining for initial consideration, the draft of which the Board had received in their packets for tonight's meeting. Mr. Fisher reviewed the background and general areas of the ordinance. The draft presented is Part I of two zoning ordinance amendments. Part I is intended to do an administrative review whenever an application comes in to the Township to determine the sufficiency of the applicant's property interest; whether the natural resources are valuable; and whether there is a need for the natural resources and the duration of that need. If it is determined that the need exists then the next level would be determining what the impact would be if a mining operation was approved. Mr. Fisher explained the process of Part I.

Chairman Nash then took questions from the floor for Mr. Fisher from Vicki Garen and Rob Champion. Attorney Patrick Lennon on behalf of the Levy Company made a brief response and offered to the audience that their team was present tonight to answer any questions.

Brief Board discussion. Planner Piggott recommended the Board move forward with setting a public hearing date. Member Bellinger asked about Part II and when the Board would receive a draft. It was decided to hold a public hearing on Part I only. **Motion by Member Derderian, support by Member Bellinger, to set a public hearing for the April 13th Planning Commission meeting to consider the draft language submitted for Part I of the proposed zoning ordinance amendment. All ayes, no absent. Motion carried.**

Communications and/or Committee Report

Nothing at this time.

Matters for Discussion from the Commission Members

Nothing at this time.

Township Planner Report - ROWE Professional Services Company

Nothing further.

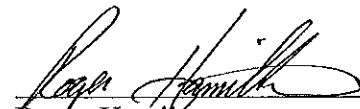
Township Planning Coordinator Report

None.

At 8:28 p.m., a Motion was made by Member Derderian, support by Member Miller, to adjourn. Motion carried, all voting aye.

Respectfully submitted,
Darlene Wise, Recording Secretary

cc: All Board Members
Persons requesting same



Roger Hamilton
Planning Commission Secretary

MINUTES OF _____

HELD _____ 20 _____

Township of _____

Clerk _____

Form M-1-PT

The Riegler Press, Inc., Flint, Michigan

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Metamora Township Proposed Dollar General Store – Second Engineering Site Plan Review:

ENGINEERING COMMENTS:

Generally speaking, the revised site plan has addressed many of our previous comments but are still lacking engineering detail. Several of the sheets have not been resubmitted for review. With that, we offer some general engineering comments to aide with the site plan revisions as follows:

SHEET C1 – now C1-A?

If the existing road easement on the south side of the site is to be nullified, final site plan approval should not be given until a recorded copy of such is received.

All work within the right-of-way of M-24 must be approved by the Michigan Department of Transportation (MDOT). Traditionally, MDOT will require curb and gutter within the right-of-way as well as turn lanes (tapers). Since the approval of the entrance from MDOT could have an impact with the site plan, the Township should require the applicant to provide correspondence that the location and geometrics of the entrance will be acceptable to MDOT.

The proposed septic field is shown north of the building in a small area between the building and the property line. The available area for the septic field and reserve area is limited. Since the design (size) and location of the proposed septic field could have a major impact with the site plan, the Township should require the applicant to provide correspondence that the location and area available for a septic field will be acceptable to the health department. The location of the proposed well should also be addressed with the health department

SHEET C1.1 – not resubmitted

No comments

SHEET C2 – not resubmitted

The applicant has provided a storm water detention basin on sheet C1-A, but no calculations have been provided. All increases in storm water discharge to the pre-developed rate shall be detained in accordance with Lapeer County Drain Commission requirements. The standard method for detention design in Lapeer County is the Oakland County Water Resources Commissioner's "Engineering Design Standards for Storm Water Facilities". The standards can be modified to allow a maximum of 0.40 cfs per acres and the design storm event can be a 10 year storm if a means to discharge the basin is available.

The proposed discharge of the basin shown on C1-A will need to be treated as such to dissipate the energy of the storm water prior to reaching the property line.

The proposed drainage along M-24 shown on C1-A will need to be approved by MDOT.

SHEET C3 – not resubmitted

The applicant will need to obtain a permit from the Lapeer County Health Department for Soil Erosion and sedimentation control and abide by their requirements.

See note regarding outlet of detention basin.

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SHEET C4 – not resubmitted

A new dumpster enclosure detail is needed to match C1-A.

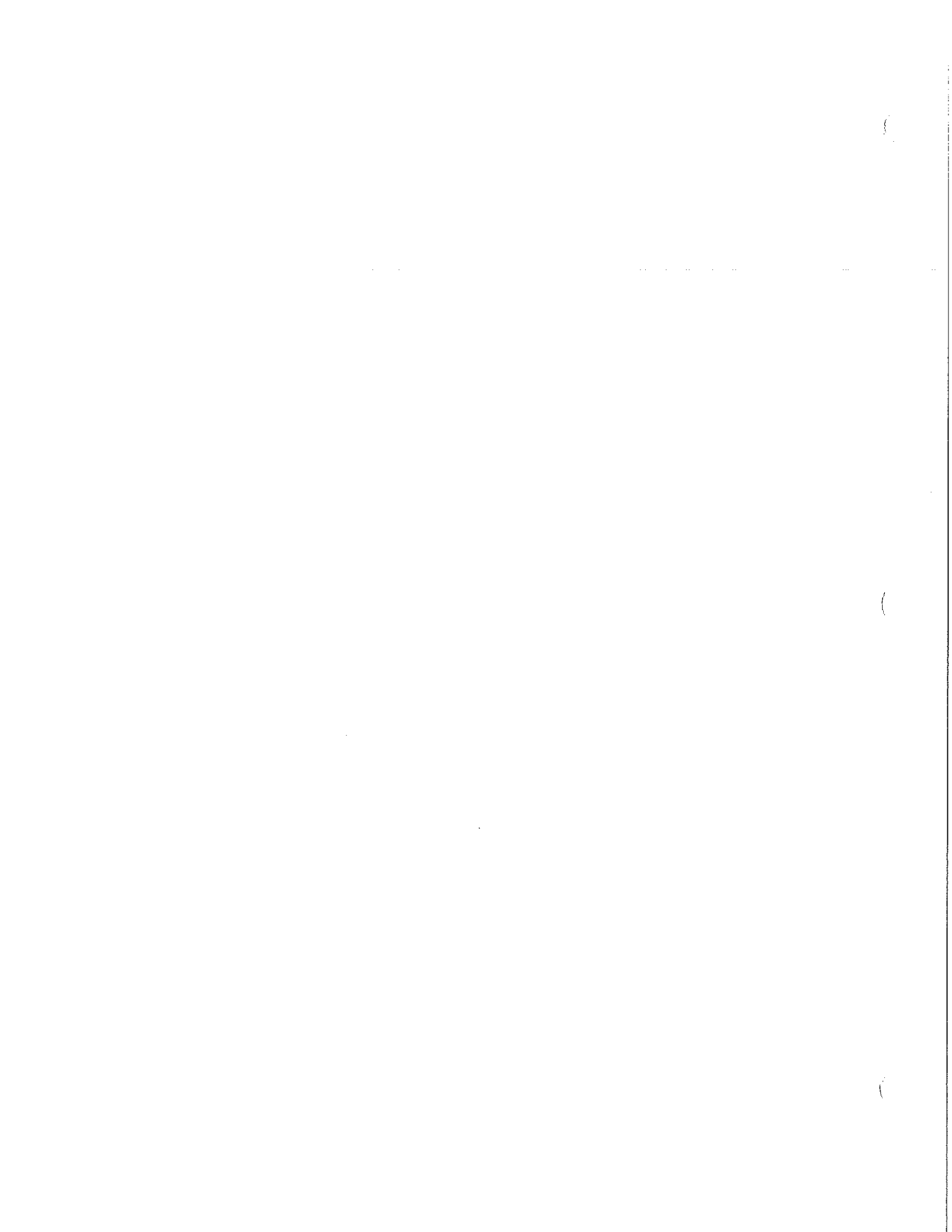
Regarding the proposed concrete pavement section, ROWE suggests the applicant consider increasing the thickness of the proposed concrete pavement for the enclosure as well as the route of the trash truck.

SHEET SU1

The applicant will need to obtain permits from the Lapeer County Health Department for the proposed well and septic system – see Sheet C1-A comments.

SHEET E6

It appears the site is well illuminated and there isn't any light spilling onto the adjacent sites. This plan does not indicate the height of the proposed poles, type and wattage and other information regarding the proposed lights. This information shall be added to the plan. The plans do show location of the building mounted lighting but the information provided is not legible. Cut sheets for differing light fixtures have been provided separate from the plan but they only indicate the wattage. The cut sheets contain many options, none of which are specified. Additionally, the fixture heights are not provided.



Metamora Township Planning Commission

Sign In Sheet

Please Print

Date: 3/9/16

Name	Company	Address
Susan Johnson	Butzella Long	41000 Woodward ^{Bloomfield Hills, MI}
Vicki Garen	Golden Associates	Farmington Hills
Sarah Jones	AAEUE	Wixom MI
Dorothy Frank		Metamora
Rob Champion		"
Sarah Champion		"
Matt Van Semberck	AAOM	LATHROP VILLAGE
Richard Zanolotti	AAOM	Wixom
Pat Lennon	Honeyman	Kalamazoo
Steve Weiner	Lery	Dearborn MI
DAVID SCHEMME	MERIDIAN SURVEY FOR OVERLAND	FLINT MI
MARK FRANK		METAMORA, MI
JOHN KATSIMBARIS		METAMORA, MI
Jocelyn Cooper ^{Cooper}	2890 Wilder	Metamora
Wes Wickman	INDV.	
Dan Agnew	Victory Trailer	Metamora
Luigi Clark ^{Clark}	PLAN	Metamora
Peter Giller		2851 Casey
Wanda Moore		2389 CDS

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