

MINUTES

CHARTER TOWNSHIP OF BRIGHTON
PLANNING COMMISSION
4363 BUNO ROAD
BRIGHTON, MI 48114

FEBRUARY 8, 2016
REGULAR MEETING
7:00 P.M.
(810) 229.0562

Chairman S. Holden called the meeting to order at 7:00 P.M. The Pledge of Allegiance was said.
Present: S. Holden, G. Mitsopoulos, D. Schiffko, R. Doughty, M. Slaton, G. Unruh
Absent: J. Stinedurf

CALL TO THE PUBLIC

Julie Clore, 9962 E. Grand River - Presented a letter dated 12/11/15 regarding Kroger's Gas Station and referred to temporary occupancy permit and concerns over lighting.

AGENDA

G. Mitsopoulos moved and G. Unruh seconded to approve the agenda as presented.
Motion carried.

MINUTES

G. Mitsopoulos moved and R. Doughty seconded to approve the minutes of the January 11, 2016 regular meeting as presented.
Motion carried.

G. Mitsopoulos moved and D. Schiffko seconded to approve the minutes of the January 14, 2016 special meeting as presented.
Motion carried.

PUBLIC HEARING FOR SLUP # 16/01 FOR TROY CLOGG, INC.; ADDRESSES: 5010 AND 5016 OLD 23; TAX ID #'s 12-32-201-111 AND 022; OWNER: CHANDLER TURNER ESTATE; APPLICANT: TROY CLOGG, INC.; ZONING: B-2 (GENERAL BUSINESS)

Dan LeClair, Applicant Representative, Green Tech Engineering, summarized the special land use permit for Troy Clogg, Inc. for outside storage of landscape materials and winter salt and stated that Troy Clogg wants to own a building but could not purchase either of the existing two (2) buildings on Old 23 so he is moving his operation south from the existing location at 4812 Old 23, just north of this site. He noted they will not be accessing the site from Loch Lomond; all of the buildings on the site, other than the southerly home, will be removed including the wells; eventually the one remaining home will be replaced with a commercial building; and the hours of operation are 7 a.m. until 5 p.m., Monday through Saturday, except in snow times when the operators need to access supplies early morning or late into the evening. He stated that it will be similar to the existing operation just north of this location; the business is mainly wholesale with a small retail component; there will only be one piece of equipment stored on site which is a small front loader, same as at the existing location. He stated that the topography of the site is such that the grade is significantly higher in the back of the property and slopes to the front along Old 23. The applicant will be installing retaining walls along three (3) sides of the property and the walls will be eight (8) ft. high concrete paver blocks for the bins to store the landscape material and winter salt. He stated that trucks will be loading the material in the rear of the building. K. Mathews, Township Planner, reviewed her letter dated February 3, 2016.

PUBLIC HEARING

The public hearing opened at 7:25 p.m.

Thomas Swartz, 9924 Loch Lomond - Happy that there will be no access from the site onto either Loch Lomond or Walker.

Concerned Party - A gentleman expressed concern with salt seeping through into their wells and the spread of landscaping supplies.

Lindsay Cox, 4991 Walker - What will the high retaining walls look like? Expressed concern over the

noise and hours of the trucks loading up materials; timeframe to complete the landscaping for the site; what will the salt dome look like and what is its height?

Mark Spagnuolo - 9903 Loch Lomond - Who will police the road to make sure that no trucks go out onto Walker or Loch Lomond; concerns about noise and hours of operation; what will the walls look like?

Joe Heisner, 9903 Loch Lomond - What will truck traffic look like?

Theresa Swartz, 9924 Loch Lomond - Does not want auto or truck access onto Loch Lomond like the auto parts store and Tee Bonez; the homeowners maintain this road.

Mark Spagnuolo, 9903 Loch Lomond - Stated Loch Lomond is a private road which was platted in 1927.

The public hearing closed at 7:37 pm.

Dan LeClair, Applicant Representative, responded to the questions/comments from the public. The Planning Commission had a lengthy discussion on the drainage for the site and concerns about the salt containment and wells in the area. D. LeClair explained that wind is a factor in salt containment and that is why the dome is placed on the site where it is at and that all of the materials will be located on six (6) inch concrete slabs with an apron in front of each bin to contain the materials. It was stated that double bottom gravel train trucks and small pick-ups will be coming to the site for material.

G. Mitsopoulos moved and D. Schifko seconded to approve SLUP # 16/01 for Troy Clogg, Inc.; Addresses: 5010 and 5016 Old 23; Tax ID #'s 12-32-201-111 and 022; contingent upon the applicant receiving a DEQ permit for the salt storage if required and approval of the Preliminary Site Plan.

Motion carried.

PRELIMINARY SITE PLAN SP # 16/01 FOR TROY CLOGG, INC.; ADDRESSES: 5010 AND 5016 OLD 23; TAX ID #'S 12-32-201-111 AND 022; OWNER: CHANDLER TURNER ESTATE; APPLICANT: TROY CLOGG, INC.; ZONING: B-2 (GENERAL BUSINESS)

The Planning Commission reviewed LCRC's letter dated January 21, 2016 and BAFA's letter dated January 19, 2016. Jacob Rushlow, OHM, Township Engineer, reviewed his letter dated January 26, 2016 and stated that drainage is his primary concern but details on other aspects of the plan were also needed.

K. Mathews reviewed her site plan letter dated February 3, 2016. D. LeClair stated that he has spoken to the LCDC about drainage issues in the area and that he has a meeting tomorrow to review a drainage district plan for the area. The Planning Commission made suggestions such as sealing the block around the salt area or installing a holding tank.

G. Mitsopoulos moved and G. Unruh seconded to table SP # 16/01 for Troy Clogg, Inc.; Addresses: 5010 and 5016 Old 23; Tax ID #'s 12-32-201-111 and 022 for up to ninety (90) days in order for the applicant to revise the site plan to address all issues outlined in the Township Planner's letter dated February 3, 2016; the Township Engineer's letter dated January 26, 2016; and that a DEQ permit be obtained for the salt containment if required; that the drainage district discussed with the area be identified; that the material for the building be identified in a table; that the applicant look into a holding tank or some other method to contain the salt so that it does not seep into the ground; that staff should discuss with the applicant an appropriate interval for groundwater monitoring/testing such as every six (6) months; and that the lighting must meet the Zoning Ordinance.

Motion carried.

REPORTS AND CORRESPONDENCE

M. Slaton - TB update including upcoming meetings on gravel pit and sewer issues.

CALL TO THE PUBLIC
None.

ADJOURNMENT

G. Mitsopoulos moved and G, Unruh seconded **to adjourn**.
Motion carried.

The meeting adjourned at 8:50 P.M.

Respectfully submitted,

Steve Holden, Chairperson

Gary Unruh, Secretary

Kelly Mathews, Recording Secretary

Ann M. Bollin, CMC, CMMC, Clerk