

**Birch Run Township  
Planning Commission  
Meeting Minutes**

Special Meeting

June 7, 2004

**Members Present**

Dennis Bronner

Bob Scharrer (absent)

Alan Hunter

Diane Timmons

Jeff Putnam (absent)

James Totten

Wyn Wilson

The meeting was called to order at 7:01 pm by Chairman Al Hunter. A quorum was present.

Minutes of the May 24, 2004 regular meeting were reviewed and approved on a motion by Bronner and supported by Wilson with no corrections. Motion passed 5-0.

Minutes of the May 24, 2004 special joint meeting were reviewed and approved on a motion by Bronner and supported by Timmons with no corrections. Motion passed 5-0.

The **purpose** of this meeting is to:

1. Hear a request from Credit Union Plus for a Special Use Permit for a credit union business at 9426 Birch Run Road, described in the notice and the application for the permit.
2. Conduct a Site Plan review for the project.

**Attending this meeting:**

- Dan Willett, with William Kibbee & Associates
- Ernie Magnus, neighbor to the East
- Ivan Waun, neighbor
- Doug Mazany, Wolgast Corporation

**Site Plan Review**

Al Hunter went over the letters and application with the site plan. Everything was in order. Ernie Magnus was very concerned about the part of his yard that touches the Credit Union property. He wanted to know what would prevent cars from crossing over to his property since no barrier is shown on the site plan. Additional issues discussed were:

- The zoning B-2 was corrected on the site plan.
- Lighting on the property.
- Property draining directions.
- Soil erosion, i.e., what part of the lot will be in grass.

The Planning Commission approved the **Site Plan** for Credit Union Plus at 9426 Birch Run Road. Motion to approve was made by Bronner with the condition that wheel stops be placed on the east edge of the property in such a way that they will keep the entire vehicle on the asphalt. Seconded by Totten. Approved 5-0. The PC used Chapter 4, section 401 in the current Zoning Ordinance as a basis for this recommendation.

**Future Meetings:** The next regular meeting of the Planning Commission is scheduled for July 26, 2004 at 7:00 pm.

**All in favor to Adjourn at 8:05 pm.**

**Submitted: Diane Timmons, Secretary**

**Approved: 6-21-04**