

**Birch Run Township
Planning Commission
Meeting Minutes**

Special Meeting

February 28, 2005

Members Present

Dennis Bronner
Bob Scharrer (absent)
Alan Hunter
Diane Timmons

Jeff Putnam
James Totten
Wyn Wilson

The meeting was called to order at 7:00 pm by Chairman Al Hunter. A quorum was present.

Minutes of the January 24, 2005 regular meeting were reviewed and approved on a motion by Putnam and supported by Totten with no corrections. Bronner Abstained. Motion passed 5-0. Wilson hadn't arrived yet.

The purpose of this meeting is to:

1. Review General RV's landscaping plans for their large sign at I-75 with the purpose of gaining bonus points for a larger sign according to Birch Run Township Sign Standards.
2. Here a request for site plan approval from Dr. Paul Danek for his proposed dental office at 9420 E. Birch Run Rd, Birch Run, Michigan.
3. Conduct a preliminary Site Plan review for Dr. Paul Danek's project.

Attending this meeting:

- Dr. Paul Danek, DDS
- Mrs. Lydia Danek
- Mike Colpetzer, Project Manager, Spicer Group

General RV Signage Landscaping Approval

The Planning Commission voted to approve the landscaping plans for the large sign at the I-75 end of General RV's property at 12410 Dixie Hwy, Birch Run, Michigan. The Planning Commission discussed the project questioning the following items.

1. Does the total height of the sign as planned meet the new signage standards?
2. Does the sign as planned meet the setback requirements for the bonus?

The motion to approve was made by Bronner and was seconded by Putnam. Approved 6-0.

Dr. Paul Danek, DDS, Preliminary Site Plan Approval

Mike Colpetzer of Spicer Group presented the site plan with a proposal for a change of use of the existing structure at 9420 E. Birch Run Rd, Birch Run Michigan to a dental office. A letter from Mike Setzer to Rowe Incorporated dated February 23, 2005 was discussed and each of the questions was addressed. After discussion about the landscape requirements and the landscaping planned for this site nearest the road, the Planning Commission wishes to waive the requirement for landscape plantings on the end of the buffer zone specifically. The Planning Commission moved that no landscape trees or shrubs should be planted within 35 feet of the end of the driveway so as not to obstruct visibility upon entering the highway.

A motion for preliminary site plan approval with the conditions described above was made by Wyn Wilson and seconded by Dennis Bronner. Approved 6-0.

Additional discussion included:

Chairman Al Hunter urged members to review Pages 11 and 44 in our Site Plan Review booklets so the wording of the Resolution to Establish Preapplication Conferences can be prepared correctly. Members also noted that Wyn Wilson will not be able to attend the March 28, 2005 regular meeting.

Future Meetings:

The next special meeting to finish site plan review for Dr. Danek is scheduled for Monday, March 7, 2005 at 6:00 pm to see adjacent zoning and the grass/concrete plans.

The next regular meeting of the Planning Commission is scheduled for Monday, March 28, 2005 at 7:00 pm.

All in favor to Adjourn at 8:14 pm.

Submitted: Diane Timmons, Secretary

Approved: 3-7-05
5-0

3/7/05