

**Birch Run Township
Planning Commission
Meeting Minutes**

Regular Meeting

October 24, 2005

Members Present

Dennis Bronner
Bob Scharrer
Caleb Hart
Ramon Rosas

Jeff Putnam
James Totten
Wyn Wilson

The planning commission meeting was called to order at 7:00 pm by Chairman Totten with the Pledge of Allegiance. A quorum was present.

There were approximately 22 visitors in the audience.

Minutes of the **September 26th 2005** regular meeting were reviewed and approved on a motion by Putnam, supported by Bronner. Motion passed 7-0.

Public hearing opened at 7:04pm.

Preliminary Site Plan Review – Meijers Corporation:

Richard Hinson, Aaron Thrush of SSOE and Roger DeHoek of Meijer's Corporation were introduced.

Hinson presented an overview of the proposed Meijer's project. His main points include: A 207,000 square foot facility. Two drainage districts. Two separate detention facilities. Also, that an upgrade to the sewer lift station and the water pump stations will be required.

DeHoek presented that the proposed store would open in late 2007 or early 2008. The store would employ approximately 450 people of which 90% are projected to be from the Birch Run Area. He also mentioned that Meijer's is consistently involved with their local communities. Specifically mentioning a program Meijer's has that sends 5% of the profit from an individual's purchase to a charity of that individual's choice.

Thrush gave an overview of Meijer's traffic study. His study included extended turn lanes for all four corners of the Dixie Highway / Birch Run Road intersection. The study included right turn deceleration lanes for all three proposed entrances and assumed the full build-out of the included out lots on Meijer's property.

Cynthia Winland of Crescent Consulting, Planning consultant for Birch Run Township and Kurt Mehig of Rowe Incorporated, Engineers for Birch Run Township were introduced.

Winland addressed the concern of access to the proposed site. Winland mentioned MDoT had concerns with the primary drive on Birch Run Road stating that MDoT felt, in it's current location, this drive was unlikely to be signalized. Winland proposed that the drive be moved to the east property line and an agreement for joint access be made.

Mehigh requested a review of Meijer's traffic model. Also, as an upgrade to the water concerns of Meijer's Mehig offered that more had been accomplished in the last 4 months than in the last 5 years with regards to negotiations.

Public Comment was opened at 7:57pm by Chairman Totten

An inquiry was made as to whether or not the power lines and the drains will be moved. It was stated by Hinson that the lines would be moved, the drains would not.

An inquiry about the gas station being RV friendly was made.

A concern about the traffic on Sundays was voiced, also an opinion was stated about the right-in, right-out drive being "a terrible bad mistake".

Public Comment was closed at 8:05 by Chairman Totten

Putnam inquired as to whether or not a water tower would be needed as a result of the Meijer's store being built. Mehig responded that it would be advantageous to have.

Wilson inquired as to why Dixie Highway, south of the intersection with Birch Run Road was not being proposed as five lanes also.

It was mentioned that it would be beneficial to the Planning Commission to make arrangements that would allow the Township Zoning Administrator to be able to attend Planning Commission meetings.

Winland recommended that Meijer's review proposed changes and resubmit their site plan.

Mehig recommended that Meijer's review proposed changes and resubmit their site plan. Mehig also requested that SSOE submit their traffic model to Rowe and MDoT for peer review.

Mehig addressed Meijer's water concerns stating that things are moving along and progressing very well, the pump station upgrade is pending MDEQ approval.

Mehig stated that upon completion of the Meijer's store, Birch Run Township's water system would "Definitely show need for a Water Tower".

PASSED: Motion by Wilson with support by Hart to table the review of the Meijer's proposed site plan for 6 weeks to allow SSOE to address and resolve issues and resubmit their plan for review.

Accessory Buildings:

This item was tabled pending receipt of a formal motion from the ZBA.

Commercial Vehicles in Residential Districts:

This item was tabled pending implementation of the Township's Nuisance Ordinance.

Township Board Update:

No report was given.

Zoning Board of Appeals Update:

No report was given.

Report of Zoning Administrator:

No report was given.

Future Meetings:

The next regular meeting is set for November 28th, 2005 at 7:00pm.

All in favor to Adjourn at 9:05pm on a motion by Bronner with support by Wilson.

Respectfully Submitted: Ramon T. Rosas, Secretary

Approved: 11/28/05 RTR

