

Birch Run Township Planning Commission Regular Meeting Minutes March 20, 2006

The Regular Meeting of the Birch Run Township Planning Commission was called to order by Commissioner Jeff Putnam at 7:02 p.m., with the Pledge of Allegiance.

Roll was called. Present were Commissioners Jeff Putnam, Wyn Wilson, Dennis Bronner, and Bob Scharrer. Absent were Chairman James Totten, Vice Chairman Caleb Hart and Secretary Gerald Cook. A quorum was present.

Also present were, Michael Setzer, Zoning Administrator, Ramon Rosas, Water Superintendent, Cynthia Winland, Planning Consultant, Kurt Mehig, Engineering Consultant, Richard Hinson, Representative for Meijer, and 35 members of the public.

Moved by Bronner, **supported** by Scharrer, to appoint Jeff Putnam Chairman for the March 20, 2006 meeting.

Yeas: Wilson, Bronner, Scharrer, Putnam

Nays: none

Motion carried.

Moved by Bronner, **supported** by Scharrer, to excuse the absent members.

Yeas: Wilson, Bronner, Scharrer, Putnam

Nays: none

Motion carried

Moved by Bronner, **supported** by Wilson, to appoint James Totten Chairman for the 2006-2007 fiscal year.

Yeas: Wilson, Bronner, Scharrer, Putnam

Nays: none

Motion Carried

Moved by Bronner, **supported** by Wilson, to appoint Caleb Hart Vice Chairman for the 2006-2007 fiscal year.

Yeas: Wilson, Bronner, Scharrer, Putnam

Nays: none

Motion carried

Moved by Bronner, **supported** by Wilson, to appoint Gerald Cook Secretary for the 2006-2007 fiscal year.

Yeas: Wilson, Bronner, Scharrer, Putnam

Nays: none

Motion carried

Moved by Wilson, **supported** by Bronner, to approve the Minutes for the March 13, 2006 Special Meeting.

Yeas: Wilson, Bronner, Scharrer, Putnam

Nays: none

Motion Carried

Public Hearing: Request # 32006, pertaining to Parcel #'s 05-10-6-21-3002-000, 05-10-6-21-3012-000, 05-10-6-3019-000, 05-10-6-21-3019-001, 05-10-6-21-3020-000. The property is located at the northeast corner of Birch Run Road and Dixie Highway. The Hearing was opened by the Chairman at 7:05 p.m. Petitioner, Richard Hinson, on behalf of Meijer, Inc., is requesting approval of Preliminary Site Plan and Special Use Permit for a Meijer Store and Gas Station.

Mr. Hinson presented the preliminary site plan to the Commission and audience.

Members of the public offering comment were Don Bailer, of 9435 Birch Run Road, and Michelle Fent, of the Best Western Motel.

Public Hearing was closed at 7:35p.m.

Kurt Mehig, Engineering Consultant for the Township recommended approval.

Cynthia Winland, Planning Consultant for the Township, recommended approval.

Michael Setzer, Zoning Administrator for the Township, recommended approval

Commissioner Wilson noted for the record that, the current façade lacks depth and consideration should be given to breaking up the roofline at the front of the building. Further consideration should be given to parking lot landscaping.

Chairman Putnam noted for the record that, Meijer should bear the entire cost of improvements to the sewer wet well. A portion of tap fees assessed to Meijer should be set aside to contribute to the building of a water tower.

Moved by Wilson, **supported** by Bronner, to approve Special Use Permit for the Gas Station, conditional upon final site plan approval.

Yeas: Wilson, Bronner, Scharrer, Putnam

Nays: none

Motion carried

Moved by Wilson, **supported** by Bronner, to approve Special Use Permit for Drive-Thru Pharmacy, conditional upon final site plan approval.

Yeas: Wilson, Bronner, Scharrer, Putnam

Nays: none

Motion carried

Moved by Wilson, **supported** by Bronner, to approve the Meijer Preliminary Site Plan, with the following conditions:

1. Extend the fence on the east property line to the creek.
2. Move the Birch Run Road access drive to the east property line with approval of MDOT.
3. Twenty five percent (25%) of ordinance required parking to be land banked with annual review and locations to be shown on plans.
4. Parking to be moved out of private road right of way.
5. Conditional upon Fire Department review and approval.

Yeas: Wilson, Bronner, Scharrer, and Putnam

Nays: none

Motion Carried

No Old Business was discussed.

Public Comment from Rick Muchiano of Rathbun Road, inquiring about future sewer capacity and a water tower.

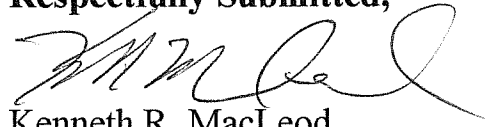
Reports: Chairman Putnam, representative of the Township Board of Trustees, reported that at the Board's last meeting, a motion to place final approval of all building projects of 10,000 sq. ft. or larger with the Board of Trustees, was defeated by a 3-3 vote

No New Business was discussed

The Commission instructed the Zoning Administrator to place Master Plan Review on the Agenda for the next Regular Meeting.

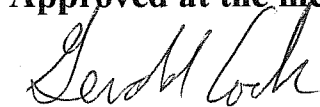
Moved by Scharrer, **supported** by Wilson, to adjourn at 8:55 p.m.
Motion carried, by voice vote.

Respectfully Submitted,



Kenneth R. MacLeod
Recording Secretary

Approved at the meeting on 4-17-06,



Gerald Cook
Secretary