

# **Birch Run Township Planning Commission Regular Meeting Minutes July 17, 2006**

The Regular Meeting of the Birch Run Township Planning Commission was opened by Chairman Jim Totten at 7:00 p.m. with the Pledge of Allegiance.

**Roll** was called. Present were; Chairman Jim Totten, Vice Chairman Caleb Hart, Commissioners Wyn Wilson, Dennis Bronner, Bob Scharrer, and Jeff Putnam. Absent was Secretary Gerald Cook. A quorum was present. Also present were Zoning Administrator Mike Setzer, Water Superintendent Ramon Rosas, Township Engineer Kurt Mehig, and eight (8) members of the public

**Moved** by Bronner, **supported** by Hart, to excuse the absent member.

**Motion carried by voice vote**

**Moved** by Putnam, **supported** by Wilson, to approve the Minutes of the June 19, 2006 meeting.

**Yeas:** Wilson, Putnam, Scharrer, Bronner, Hart, Totten

**Nays:** none

**Motion carried**

**Public Hearing** was opened at 7:02p.m. This hearing pertains to parcel ID#'s 05-10-6-21-3002-000, 05-10-6-3012-000, 05-10-6-21-3019-000, 05-10-6-3019-001, and 05-10-6-3020-000, located at the northeast corner of Birch Run Road and Dixie Hwy. Mr. Richard Hinson of SSOE, Inc. Project Manager for Meijer, Inc., is requesting final site plan approval to construct a 207,000 square foot Meijer Retail Facility and gas station.

Chairman Totten read the Public Notice, as published in *The Birch Run/Bridgeport Herald* June 5, 2006 edition.

Mr. Hinson made a presentation on behalf of Meijer.

Staff comments were made by the Zoning/Building Administrator, Water Superintendent, and Township Engineer.

No public comment was heard.

Secretary Gerald Cook entered at 7:20 p.m.

Public Hearing was closed at 7:28 p.m.

**Moved** by Putnam, **supported** by Cook, to approve the final site plan for Meijer, Inc with the following conditions to be met prior to issuance of a Building Permit:

1. Make lot line adjustments with the Township Assessor
2. Place two additional valves on the water main near the gas station
3. Create an emergency spillway for the north retention pond
4. Obtain all necessary permits for storm water drainage, sanitary sewer, water, and road right-of-way
5. Resolve calculations for sewer Residential Equivalent Units (REU's) with the Township Water Department
6. Extend the sewer main to the north property line on Dixie Hwy
7. Submit an approved set of construction drawings to the Township

**Yeas:** Bronner, Wilson, Putnam, Scharrer, Cook, Hart, Totten

**Nays:** none

**Motion carried.**

**Old Business:** none

**Public Comment:** The Zoning Administrator addressed the Commission regarding possible future revision of Private Road standards.

**Reports:** none

**New Business:** none

**Other:** none

**Moved** by Wilson, **supported** by Bronner, to adjourn at 8:02 p.m.

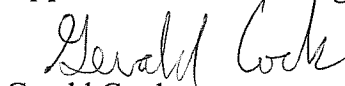
**Motion carried by voice vote**

**Respectfully Submitted,**



Kenneth R. MacLeod  
Recording Secretary

**Approved at the meeting held** 11/20/06.



Gerald Cook  
Secretary