

Vassar Township Planning Commission March 11, 2021 Regular Meeting Minutes

7:00pm Meeting called to order, opening with pledge.

Roll Call: Ben Partridge – Present

Sam Tester – Present

Shawn McDonnell – Present

Orville Hartung – Present

Troy Eurich (Co-Chair) – Present

Devin Foether (Chair) – Present

Nicole Tenney (Secretary) – Present

7:04 Review and Approve Previous Meetings Minutes. February 11, 2021 Minutes, Ben motions to accept with indicated corrections, Devin seconds.

Motion carries, 7 “ayes”, 0 “nays”.

February 15, 2021 Meeting Minutes, Nicole abstains due to absence at meeting. Devin motions to approve with correction, Orville seconds.

Motion carries, 6 “ayes”, 0 “nays”, 1 abstains.

March 4, 2021 Meeting Minutes, Devin motions to approve minutes, Ben seconds.

Motion carries, 7 “ayes”, 0 “nays”.

7:14pm Review Zoning Administrators, Trustee’s, and Parks and Rec Report.

Devin: Whatever came of the Blight Notifications?

Nancy: The issues were corrected.

Troy, regarding Parks and Rec Report: There was an issue with mountain bikers building ramps on the trails, and it being a potential safety hazard, and that is not mentioned in the report.

7:26pm Site Plan Review for Dollar General. Zaremba Group Representative Mark Zawadski begins his presentation. Atwell LLC Engineering Rep is also present. They then open up for Planning Commissions questions.

Ben: Why is the access on the Residential side?

Mark: MDOT would not permit access on State Rd.

Ben: Will this allow for a semi to deliver without hindering access to the road or parking lot?

Atwell LLC Rep: As it is shown in the Site Plan, there is allowance for a semi to pull all the way in and turn around, yes.

Devin: It shows the fence running the property line, but it stops prematurely? Is there a natural barrier or something else in existence there?

Reps: It may not have seemed necessary in the planning, but if it is, it will be an easy change. We will just add 40+ feet of fencing.

Ben: Looking at the Dollar General we have inside City Limits, will we have unsightly busted fencing at this location, or will upkeep they may sometimes be slow to it, but will follow all ordinances.

Troy: Will the dumpsters be fenced in?

Reps: Yes, also, as far as maintenance goes, Dollar General will be responsible for maintenance per their lease agreement with us.

Ben: Where will all the rain run-off go?

Reps: There is a plan for grading that directs the water to a detention pond and run off drains.

Devin: How about signage?

Reps: There are two proposed signs, placed within the counties guidelines.

Orville: How big is that ground sign?

Reps: The sign designer will bring those plans to the Planning Commission in the future.

Ben: Why another Dollar General? With one just two miles away in City Limits, and another about seven miles away in Millington?

Reps: Based on their business motto, and marketing studies, this population will support it.

Troy: When would it open?

Reps: Building will start in June hopefully and take about four months.

Troy: How many jobs will this bring to the township?

Reps: Typically, a standard size store like this will bring 8-10 jobs.

Nicole: Do you work with local builders?

Reps: Yes, about 75% of the builds we do are with Michigan builders. The other company we work with is out of Ohio, where we're located.

Devin: So with the fence update to the Site Plan, do we move to approve?

Troy motions to approve with the Site Plan with correction to the 42 foot stretch of fence, adding more fencing and some natural barrier, such as Evergreen trees, along the 146.31 ft lot line adjacent to Albrecht's property. Ben seconds.

Motion carries, 7 "ayes", 0 "nays".

8:23pm Meet with ROWE PSC on Master Plan Revision process.

Corey Christensen is present as ROWE PSC Representative. He begins presentation with proposed revisions to Chapter One based on current Census findings.

There are no pertinent questions. A few typos are noted for typos.

Next month we will go over two more sections and go over the surveys we will do for Public Involvement.

8:44pm Open Public Comment.

Devin: Zoning Ordinance Amendments and Resolutions have been submitted to the county to be discussed at their April Meeting. Also, there is a free Webinar through EGLE, it is free to register. They have sent us a brochure on wind and solar renewable energy for us all to review as well.

There is also a company interested in putting a communications tower on Sheridan Rd., north of Haines Rd., they will be submitting requests soon for the appropriate permits.

Also, the Township is still taking donations for the Bill Gray Memorial at the Township Park.

Nancy: We have new owners for the Log Cabin, so someone else will be coming in to apply for an Adult Use Permit at that location. The previous owner was approved but then sold the property.

8:55pm Devin motions to adjourn, Orville seconds.

Motion carries, 7 “ayes”, 0 “nays”, meeting adjourned at 8:55pm.

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Nicole E. Tenney

Vassar Township Planning Commission Secretary

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