

**ROSS TOWNSHIP  
PLANNING COMMISSION  
MINUTES  
June 22, 2009**

CALL TO ORDER/PLEDGE

Chairperson Lauderdale called the regularly scheduled meeting of the Ross Township Planning Commission to order at approximately 7:00 P.M. at the Ross Township Hall.

ROLL CALL

Those present were:            Jim Lauderdale  
   Russell Fry  
   Jeff Price  
   Jon Scott  
   Rick Jones

Absent were:                     Robb Blain  
   Sandra Kiger

Also present were:             Rebecca Harvey, Planning Consultant  
   Bruce Dean, AGS

APPROVAL OF AGENDA

Lauderdale distributed a letter from Barry County – and asked that it be added under new business. On motion by Scott seconded by Fry the agenda was unanimously approved, as amended.

APPROVAL OF PRIOR MEETING MINUTES: **May 18, 2009**

On motion by Fry seconded by Price the minutes of **05/18/2009** were unanimously approved.

PUBLIC COMMENTS on non-agenda items

Robert Cox, 12138 N Sherman Lake Drive, described that a boat house and other structures (Blakely and others) are in danger of flooding based on the high water on Sherman Lake, and added his belief that the ZBA may need to be aware of these conditions in evaluating future requests.

## NEW BUSINESS

### **1) Gull Lake Sewer & Water Authority (GLS&WA) site plan**

Proposed is the construction of an addition to the office building (1300 square feet) and separate pole building (1600 square feet) with three (3) drive-through bays. The structures are proposed in connection with an existing Public Utility Building use, which received special use approval February 26, 2003. The property is located in the C-2 District (Section 8.10), and the use is permitted by Special Exception (Section 8.103(J)). The proposed changes do not affect the status of the special use permit, therefore, only site plan review and approval are required.

Lauderdale introduced the request, and asked that Dean present an overview.

Dean provided a summary of the request, including communications between his office and Rich Pierson, GLS&WA Director, noting that commitments to compliance with requirements paving, signage and lighting have been received.

Fry asked about the guardrails along M-89 and the Kalamazoo County Road Commission (KCRC) use of the corner area for storage of gravel and other road materials.

Mr. Pierson described that the frontage is owned by Consumer's Energy, and that the gate will remain there for drive access to the aggregate storage area that is used by the KCRC.

Fry asked about the purpose for the closure of the M-89 and change to 37<sup>th</sup> Street.

Mr. Pierson described that the traffic has continued to increase on M-89, and that during the G Avenue construction project it was particular difficult to access the GLS&WA site safely.

Lauderdale asked about the surfacing of the entry drive and the location in relationship to the gravel piles on the corner

Mr. Pierson stated that the drive is designed with a width of eighteen (18) feet to accommodate two-way traffic. There was discussion of the need to pave or hard surface the new drive and the "overflow" parking area.

Lauderdale direct the members to page 9-24 (Section 9.96(B)), item by item review and summarized the information receive:

- 1) Responses indicate that the fencing, landscaping proposed, along with the natural vegetation, is adequate to protect neighbors.
- 2) A proper relation has been established between drives and parking facilities and the public roads serving the site.
- 3) No adverse affects on adjoining properties were noted.

- 4) Infrastructure has been adequately planned to protect health, safety and welfare of Ross Township citizens.
- 5) Natural features will be adequately maintained to protect adjacent uses.
- 6) Landscaping and grading will preserve much of the natural state, especially with trees being added and minimal tree removal.

There was discussion the regarding “peak” parking need, which was established and accepted by consensus of the PC members to be 20 spaces. The applicant stated that he will reduce parking to 20, with five spaces on one side or the other of the entry drive, replacing the eighteen spaces shown as “Over Flow Parking Gravel”.

There was discussion of the lighting requirements, which resulted in an acknowledgement by Mr. Pierson that these requirements would be met by all lighting installed.

Lauderdale moved that the site plan Gull Lake Sewer and Water Authority be approved based on the following:

- 1) Paving be provided to accommodate peak use of 20 spaces, with location subject to review by the zoning administrator.
- 2) Directional signs be approved by MDOT where located in or near the right-of-way of M-89. Sign on 37<sup>th</sup> Street to be subject to separate permit to the building department.
- 3) Exterior lighting shall comply with the provisions of Section 9.3, with verification by review by the zoning administrator.
- 4) Screening fence shall be provided for the dumpster area; the perimeter fencing to be 4 feet in height and of “post and rail” construction similar to existing fence; natural vegetation continues to provide adequate screening from adjacent properties and minimal removal of existing trees is proposed.
- 5) Direction and flow of surface water will not create any adverse conditions or hazards.
- 6) No assembly or fabrication of an industrial nature will take place on the site.
- 7) Finding above that the proposal is in compliance with the standards of Section 9.6(B) of the ordinance.

The motion was seconded by Scott and unanimously approved.

## **2) Barry County Master Plan Amendment – letter dated 06/03/09**

Barry County letter dated 6/3/2009 regarding expansion of the Planned Initial Urban Services Area (PIUSA) was discussed. Following a summary, Lauderdale offered to prepare an acknowledgement of the correspondence without comment, which was accepted by consensus of the members.

## UNFINISHED BUSINESS - Work Plan Topics

### Zoning Ordinance and Master Plan Consistency

Harvey's document titled "Recommended Zoning Ordinance Amendments – Outline" was reviewed.

Lauderdale suggested that the "Revisions Recommended" items dealing with Commercial, Industrial, Flood Plain, and Parking Districts, should be dealt with as a group. Harvey added that the "Bed and Breakfast..." uses would be included in the review of the Commercial Districts. By consensus of the PC members, Harvey was asked to prepare draft language for the Commercial and Industrial Districts.

### Water Quality/Well Head Protection Zone

Lauderdale indicated that he had had communication with Attorney Kris Tracey, who is currently trying to coordinate a meeting involving members of the planning commissions of the four townships adjoining Gull Lake. Mr. Tracey represents the Gull Lake Water Quality organization.

## REPORT FROM TOWNSHIP BOARD

Scott stated that he was not in attendance at the most recent meeting. However, he informed the members that the board members are investigating grant monies available for renovation or rebuilding of the firehouse. The board is looking at updating of township facilities in general. The bridge on 43<sup>rd</sup> Street is being brought to the attention of the board, though the board's general position is that the cost of this project is too large for the Township's road construction/maintenance budget. He added that he would be approaching the board regarding establishment of a recreation plan.

REPORT FROM ZONING BOARD OF APPEALS – no meeting in June 2009.

## MEMBERS, CONSULTANTS AND ADVISORS TIME

There was additional discussion of the roads within the Township, and how road projects are identified and selected for action.

ADJOURN - On motion by Jones seconded by Fry and unanimously approved, the meeting was adjourned.

Respectfully submitted,

Bruce Dean, AGS