

MEETING MINUTES - DRAFT

Augusta Charter Township Regularly Scheduled Planning Commission Meeting

Township Hall
Wednesday January 17, 2018
6:30 p.m.

1. Pledge of Allegiance

All in the room arose, faced the flag, and stated the Pledge of Allegiance.

2. Call to Order

The meeting was called to order by Chair Chie at 6:31 p.m.

3. Roll Call and Recognition of Visitors

In Attendance: Chie, Howard (arrived 6:38pm), Newsome, Selter, Yurk. Absent: Bennett. Resigned: Spence. Planner Kreps was in attendance. There were 6 audience members in attendance. Meeting was video recorded by W. Tobler.

4. Approval of Agenda

Motion by Yurk, support by Newsome to approve agenda as presented. Motion carried unanimously.

5. Approval of Minutes

- a. ATPC Regular Meeting Minutes from December 20, 2017: Motion by Newsome, support by Yurk to approve minutes as presented. Motion carried unanimously.

6. Election of Officers

Motion by Newsome, support by Yurk to postpone elections due to absences. Motion passed unanimously.

7. Public Hearings

- a. 10209 Willis Road – Special Land Use – Request to allow professional office use within a portion of an existing building located at 10209 Willis Road in the VMU zoning district.

Planner Kreps explained that all commercial uses are special land uses in VMU. Meets master plan goals. Site plan is required with parking shown. John Dubois spoke for prospective tenant, Pouredout.org which is a Christian mission organization. They are not in the space frequently (gone to sites in need). They do mission work related to fresh water resources, operate during regular business hours, have no signs, and no parking needs (parking lot currently gets minimal use). Mr. Dubois will provide a survey listing other tenants to the township office – Bill or Heather. Motion by Yurk, second by Newsome. Public hearing opened 6:38pm. Motion by Yurk, support by Newsome to close public hearing. Motion carried unanimously and public hearing was closed at 6:42pm. Howard asked about fees, which have already been paid.

8. Business Items

- a. 10209 Willis Road – Special Land Use – Consider request to allow professional office use within a portion of an existing building located at 10209 Willis Road in the VMU zoning district.

Motion by Yurk, support by Newsome to approved application contingent upon submission of site survey and use of building info. Motion passed unanimously.

- b. Willis BTS Retail, LLC – Pre-Application Meeting Conference for proposed development at 10483 Willis Road, zoned AR, Agriculture/Residential. CORRECTION to agenda: currently zoned GC.

Aaron Brooker, representative for subsidiary of Zarembo Group out of Cleveland, which is nationwide Dollar General (DG) preferred developer, and engineer Michael McPherson spoke on behalf of project and noted they were attending to exchange information. Summary of discussion:

1. Survey and other due diligence on site has been completed.
2. WCRC and Water Resources Council will need to review project.
3. Project is located on north side of Willis Rd near railroad tracks, using west side of site.
4. DG prototype stores are 9100 sq.ft. This is a “long-entry” style building.
5. Most DG stores are pre-engineered metal buildings. This store could potentially be brick-panelized for a nicer look. Howard noted AT would want nicer façade as we are working on making the environment nicer.
6. New driveway would align with driveway of subdivision across Willis Road. DG model is for 30 parking spaces – would propose less than 46 required. Kreps noted that ATPC has levery to decide/allow. Kreps noted we don’t want more parking than necessary. They need to provide a parking analysis, which they can give for an open store of similar size.
7. DG receive 1 full-sized semi-truck delivery per week. Loading would be on the west side and would block some parking while there. Parking numbers take this into account, as typical stores peak time is maximum 12 cars.
8. Hours are generally 8am-10pm, but hours are flux – if no customers they close.
9. Exterior lighting: a few lights on building for safety/security and LED downlights with shield (usually 1 or 2 poles for this size site) in parking lot. Need 1.6 footcandles at ground. After hours the parking lights shut-off. Lighting plan will be provided.
10. Landscape plan will be provided. Kreps noted specific requirements for landscape screening and a green belt – building will need to be pushed back from road.
11. DG has name-brand products and noted it is not a dollar store. They carry some community based products (example: t-shirt with school name, etc.) Howard gave examples of products.
12. Audience member Lynn Jordan asked clarity that DG is a corporation, not a franchise. Aaron explained that Developer purchases land and builds store then leases back to DG. All stores are corporate-owned.
13. Howard asked what happens to building if DG fails? Aaron explained that DG lease is a 15-yr. lease with 5-yr. option. DG is a very stable company which has a viable niche. This developer has done at least 200 stores and 0 have gone vacant (over many years). Mike noted that it is a completely convertible building (open floor) if that were to happen.
14. Audience member Jordan noted that site is less than 5 miles from another DG, grocery store, and party store. Will this business pull from them and make them close? Response was that DG does rigorous market research to prevent this. They are a convenience (not a

destination) store and draw from a 2.5-mile radius. There will be a variety of items the other stores don't provide that DG will carry.

15. Yurk noted a benefit for Augusta Township to add to the tax base.

9. Public Comment - None

10. Communications - None

11. Adjournment

Motion by Newsome, support by Howard for adjournment. Motion carried unanimously. Meeting was adjourned at 7:18 p.m.

Minutes submitted by Recording Secretary Selter.