

MEETING MINUTES

Augusta Charter Township Regularly Scheduled Planning Commission Meeting

Township Hall
Wednesday February 21, 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 6:30 p.m.

3. Roll Call and Recognition of Visitors

In Attendance: Chie, Howard, Newsome, Selter, Yurk. Absent: Bennett. Planner Kreps was in attendance. There were 7 audience members in attendance. Meeting was video recorded by W. Tobler.

4. Approval of Agenda

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

5. Approval of Minutes

- a. ATPC Regular Meeting Minutes from January 17, 2017: Motion by Newsome, support by Howard to approve minutes as presented. Motion carried unanimously.

6. Election of Officers

Motion by Chie, support by Newsome to postpone election until all members are present. Motion carried unanimously.

7. Public Hearings

- a. SLU-18-01 - 10101 Willis Road, (T-20-01-365-005) L. Dwyer & R. Dwyer – Request to allow retail and personal service uses as a special land use within an existing commercial building located at 10101 Willis Road in the VMU zoning district.

Motion by Newsome, second by Howard to open public hearing. Motion carried unanimously and public hearing opened 6:32pm.

Kreps gave overview – ordinances provide certain criteria to follow. VMU allows commercial uses. Building has 3 tenant spaces – storage, bakery, and pet spa. All are retail or personal service which are allowed special land uses so request is compliant with master plan. There is concern about parking. Recommended a discussion about parking (some gravel and some paved). Petitioner mentioned that there are 6 spots (accessible, level). Noted that all uses are drop-off, there is no space to loiter. There is only 96 sq. ft. within bakery for customers. Longest visit is to discuss details to order a cake. Parking was not an issue on grand opening day. Chie mentioned that if the 3rd tenant turns into a use other than storage there may need to be more parking. All spaces are

within 95 feet across front of the building. Employees park out back. They noted a plan to gravel parking area in the spring. Accessible spots are paved. Kreps says ordinance states that parking should be paved. Gravel lots are allowable for temporary use. Kreps agrees with Chie about 3rd tenant. Owner thinks that parking will not be an issue. Ordinance: 1 parking space for 200 gross sq. ft. Pet salon – 2 spaces per operator so 6 required. 13 spaces total are currently required. There is space to accommodate now. ATPC can make approval contingent on upgrading parking. A yes vote would be approving entire property for retail use, so will not come back to PC for 3rd tenant occupancy. Tobler gave history of PC action. Howard asked when 3rd tenant space becomes officially occupied, is the pavement option required? Kreps stated that it can be part of the conditional approval. Probably other costs involved than just adding pavement. Bakery moved sidewalk to allow cars to fully pull off Willis Rd to park.

Motion by Howard, support by Newsome to close public hearing. Motion carried unanimously and public hearing was closed 6:48pm.

- b. SLU-18-02 - Augusta Township Fire Station (T-20-15-200-015) Augusta Township – Request to allow governmental / municipal buildings as a special land use to be located at the southeast corner of Judd and Whittaker Roads.

Motion by Howard, second by Yurk to open public hearing. Motion carried unanimously and public hearing opened 6:49 pm.

Kreps gave overview. Proposed site is 6-acres with major frontage on Whittaker Rd. This lot is desirable as it is located on a paved road, has water and sanitary utilities. Concept plan was provided with application. CW finds application in conformance with master plan and township procedures.

Question: What is planned to be built now?

Fire Station, but concept plan shows large Township Hall (10,000 sq. ft.) for future.

Money is allocated (environmental fund and millage over time) to fund fire services.

There is no funding or discussion currently for new Township Hall.

Question: What about road improvements?

There will be improvements and road will be paved. There will be site plan submission.

Question: Will water still be available to residents?

Yes.

Question: What is the timetable for Fire Station project?

Likely construction of building could start within 1-2 years.

Comments:

Desire to accommodate recycle bins appropriately. Howard noted that the Board is currently discussing options for improvement in recycling.

Note to not allow vehicular traffic at fire truck traffic discharge. Engineer noted this.

Engineer noted fire department needs special land use approval for land purchase.

Motion by Howard, support by Newsome to close public hearing. Motion carried unanimously and public hearing was closed 7:01pm.

8. Business Items

a. SLU-18-01 - 10101 Willis Road, (T-20-01-365-005) L. Dwyer & R. Dwyer – Request to allow retail and personal service uses as a special land use within an existing commercial building located at 10101 Willis Road in the VMU zoning district.

Yurk had question about parking lot – petitioner owns (bakery) and dog groomer is tenant. What is the enforcement authority for parking situation when 3rd tenant space is occupied? Kreps noted that ATPC can revoke special land use for entire property. Also, can work with tenants on acceptable solution prior to action. Noted that there is currently not enough paved parking for (3) “grab-n-go” tenants.

Motion by Yurk to approve application for special land use to allow retail/personal service uses on the condition that if /when the 3rd tenant space is proposed to be occupied that applicant come back in front of ATPC with a special use application and site plan for review. Support by Newsome. Motion carried unanimously.

b. SLU-18-02 - Augusta Township Fire Station (T-20-15-200-015) Augusta Township – Request to allow government / municipal buildings as a special land use to be located at the southeast corner of Judd and Whittaker Roads.

Motion by Howard to approve SU-18-02 application request to allow govt./municipal uses at the SE corner of Judd and Whittaker Rds. Support by Newsome. Motion carried unanimously.

9. Public Comment

Question about fire station: what is planned use for old fire station? Howard noted that Board has not considered/discussed. Condition of Willis Rd. was noted – noted that this is WCRC jurisdiction. Liaison Tobler noted that WCRC will improve 1 mile per year (to the east). They will need to replace a bridge as well. Tobler noted they filled potholes yesterday and today.

10. Communications

Chie noted that there is a ZBA meeting Feb. 27, 2018. ZBA is missing 1 member. Howard noted that CW can offer a low cost training meeting for members to learn/discuss responsibilities.

11. Adjournment

Motion by Yurk, support by Howard for adjournment. Motion carried unanimously. Meeting was adjourned 7:19 p.m.

Minutes submitted by Recording Secretary Selter.
Approved at regular meeting of ATPC 04.18.18