

## MEETING MINUTES - DRAFT

### Augusta Charter Township Regularly Scheduled Planning Commission Meeting

Township Hall  
Wednesday April 18, 2018  
6:30 p.m.

#### 1. Call to Order

The meeting was called to order by Chair Chie at 6:30 p.m.

#### 2. Pledge of Allegiance

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

#### 3. Roll Call and Recognition of Visitors

In Attendance: Bennett, Chie, Howard, Newsome, Selter, Yurk. Planner Kreps was in attendance. OHM Engineer Bayley was in attendance. Applicant for SU-18-01 was in attendance. There were 7 audience members in attendance. Meeting was video recorded by W. Tobler.

#### 4. Approval of Agenda

Motion by Bennett, support by Newsome to approve agenda with the addition of the election of officers as item 5B. Motion carried unanimously.

#### 5A. Approval of Minutes

- a. ATPC Regular Meeting Minutes from February 21, 2018: Motion by Bennett, support by Yurk to approve minutes as presented. Motion carried unanimously.

#### 5B. Election of Officers

Motion by Selter, support by Yurk to approve Slate proposed by Selter: Chair Chie, Vice Chair Yurk, Recording Secretary Selter. Motion carried unanimously.

#### 7. Public Hearings - None

#### 8. Business Items

- a. SU-18-01 - Willis Road, (T-20-01-395-005) Willis BTS, Aaron Booker – Preliminary Site Plan Review, Dollar General Retail Store.

Planner Kreps provided summary:

- Proposal to develop 9100 sq.ft. Dollar General Store with site improvements.
- Property is 5.23 acres, triangle-shaped, and zoned General Commercial.
- Need clarification re: future ROW on Willis Rd. - setbacks need to be modified.
- Need clarification re: land division – what is planned for east end of property?
- Noted this is preliminary plan and will come back for review as final.
- Called attention to noted items listed in CW report.

Applicant Engineer Mike McPherson comments:

- This is prelim site plan with more info than prior version.
- Applicant has reviewed the reports from CW and OHM consultants.
- Applicant has adjusted layout to account for ROW issue (spoke with WCRC) - will be reflected in final site plan.
- Question for ATPC: Project proposes 31 parking spaces and requesting waiver from 46 required in ordinance. Gave backup information/studies on this issue: 8–15 spaces typically used at one time.
- There is a traffic study underway and anticipate needed road improvements for left turn on Willis Rd. which will be shown on final plan.
- Site is clay soil – have worked with WC and enlarged detention area, which will be shown on final plan.
- Land division of site: there is a couple hundred feet on east of development. Intent is to leave as-is, could be divided in the future, but there is no plan for it now other than to remain in natural state. Will remain as one piece of property until there is interest.
- Request: Consultant reviews include adding sidewalk and landscaping to this open area – developer requests to not add this in the proposed natural area at east end.
- Buffer at east end: Proposed board-on-board fence. Noted they will need to import dirt to the site, so don't want added cost of berm.
- Sanitary Sewer: Applicants would like discussion on extent. Township requests extending the main on south side of road at least to edge of building, but applicant would like to stop it on west side of Potterville Rd. so no boring/casing below road. Currently line comes near RR track and angles into residential area.

Planner Kreps noted that Supervisor would like brick on all 4 sides of building. Ordinance does not require, but it is a request. Applicant Booker responded that project is overbudget. This would be about \$75,000 additional for full covering of building. Kreps suggested Applicant send options for review.

Yurk comments:

- Documents note “brick” on 3 sides. This proposed material is a fiberglass cladding product and Yurk noted his intent is to make sure all know what the product is (neither approves or disapproves of the product) as it is not brick.
- Loading space has been moved from the parking spaces – appreciated this, but questions the dimensions are adequate for car/truck movement. Noted that loading is only for an hour a day but will potentially happen when cars/trucks are parked here. Kreps and Nicholas noted that the dimensions are adequate. Applicant noted that employees typically park on side of building.
- SS main: industry standard is to extend to edge of development.
- Building elevations show 4 I-bolts – is this to put up banners? Applicant replied that signs are all provided by 3<sup>rd</sup> party vendor or by the store managers. AT sign ordinance does not allow banners or strip flags. This becomes a temporary ordinance enforcement issue.

Selter noted east buffer should catch blowing debris. Applicant responded that proposed fence would do this and that managers are to clean up the site.

Engineer Bayley recommended extending SS main perpendicular lateral to east side of building.

Planner Kreps reminded of need to answer question about reduction in parking.

Yurk noted he supports sidewalk as shown, as east end of site will likely change in future.

Chie noted his support for sidewalk and parking as shown. He believes water main should be extended at least to edge of building. Applicant Booker responded that Dollar General can construct it but can't pay for it. Also noted that line is on the opposite side of the road of their development. Engineer McPherson noted that with extension, project would be paying for the benefit of others. Selter noted it would improve property value.

Bennett made motion to approve preliminary site plan contingent upon incorporating noted items from CW and OHM reports. Support by Newsome. Motion carried unanimously. Applicant asked for list of local contractors. Planner Kreps recommended looking in Washtenaw County.

b. Condominium Projects Ordinance Amendment – discussion.

Planner Kreps gave summary: Condominium projects are currently regulated by general ordinance. The proposed language allows for condo process and demonstrates the site plan approval process. Process would require a public hearing. If proposed change of language is approved, general law ordinance would be repealed and approved language would take effect. Kreps will set public hearing for our regularly scheduled May 16, 2018 meeting.

Kreps noted to Howard that basic training regarding local government activities and responsibilities will need to occur in June – Kreps will coordinate with Howard.

**9. Public Comment - None**

**10. Communications - None**

**11. Adjournment**

Motion by Howard, support by Yurk for adjournment. Motion carried unanimously. Meeting was adjourned 7:13 p.m.

Minutes submitted by Recording Secretary Selter.