

## MEETING MINUTES - DRAFT

### Augusta Charter Township Regularly Scheduled Planning Commission Meeting

Township Hall  
Wednesday June 20, 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, Newsome, Selter, Yurk. Excused: Howard. Planner Kreps was in attendance. Planner Dean \_\_\_ representing OHM was in attendance. There were 7 audience members in attendance.

#### 4. Approval of Agenda

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

#### 5. Approval of Minutes

- a. ATPC Regular Meeting Minutes from May 16, 2018: Motion by Bennett, support by Newsome to approve minutes as presented. Motion carried unanimously.

#### 6. Public Hearings

None

#### 8. Business Items

- a. SP-18-01 – Willis Road, (T-20-01-395-005) Willis BTS, Todd Hamula – Final Site Plan Review; Dollar General Store.

Applicant Todd Hamula introduced himself - works for Zaremba Company that will develop project, and purchase land after hurdles to building project are overcome. Previous applicant representative Aaron no longer works for the company. Applicant Hamula has reviewed prior discussions with note of the addition of sanitary sewer extension request. He asked if it is a requirement of site plan approval? Planner Kreps noted it has been in township master plan in the sewer "zone" and OHM requires as part of township master plan. Mr. Hamula estimated add cost of \$95,000 to extend. Also noted that this discussion was meant to be an open dialog and that project cannot be built if it includes this.

Yurk and Chie noted that it is standard practice to extend utilities the length of building lot. Applicant referenced water mgmt. ordinance from 1984 and stated that there is difference between public and private requirements. He stated that building is not within 200' of existing line and asked why line

was not extended with subdivision development? Yurk noted that property line is within 80' of existing main.

Applicant noted that building architecture request upgrade of materials is added cost of about \$70,000. He also noted that this is a rural community so building should not be improved so it matches what is in the township. He noted that code does not have architectural requirements so this was not budgeted and asked if this is a requirement to site plan approval? Dollar General wants to be in this community. He noted that neighbors might not be thrilled, but this is a retail business. Planning Commission noted that there was not opposition to project previously. Applicant asked to resubmit drawings including many things for consideration but not the additions requested.

Selter noted prior discussions that PC felt the 2 items in question needed to be included. Also noted in response to comment that it doesn't match other building in the townships that we may not want to match what is here but improve environment. Also noted that meeting a budget does not concern PC, but what is built and stays in township long term is of concern.

Applicant noted that they are now planning to use dirt from unused portion of site to raise site. Chie asked how much dirt would be removed? Applicant said possibly 12" over entire remainder of site. Yurk noted that this is a different discussion than what had previously been discussed. Extending sidewalk may not be an obstacle but noted as a different discussion. Applicant noted they investigated moving the building, but this would generate additional costly road improvements. Chie asked about whether they have done a study to put in private septic system. Applicant noted that this would probably \$15-18,000 dollars. Tap fee is about \$12,000. Sanitary improvement would be 288' of 10" main.

Applicant noted it is interesting location for GC and it is not inexpensive to develop this site. Yurk asked about boring a 4" line into the structure across the street. Applicant explained they would come across their own site and cross perpendicular to the road. Applicant noted they would not be able to accommodate request for nicer architecture around the sides.

Yurk noted standard practice discussion at last review. It is typical to run ss line across the entire site, so AT made concession by allowing extension only in front of the building. Chie noted to investigate septic system. Applicant responded to comments about building improvement, and stated that we have a rural township which is what makes it nice, so should not request improvements.

Selter asked about other projects and percentage of projects that ask for additions. Applicant responded that many do – he is building many prototypes at this time. Applicant would like to resubmit to consultants and come back next month for approval. Chie noted PC does not want to give up the sewer line extension.

Kreps noted that OHM (Planner Bailey) needs to review the sewer and the referenced water mgmt. ordinance. Also noted that timing will not allow review at July meeting. Applicant requested to submit project without additions. PC did not agree.

**9. Public Comment** - Audience member Hafler noted that the ordinance (which did not change in the 8 years of his administration) was in effect at the time of the subdivision project. Noted that he does not want to see this applicant held hostage to things done in the past and would like investigation into why subdivision project was not made to extend sewer line.

**10. Communications**

None

**11. Adjournment**

Motion by Yurk, support by Bennett for adjournment. Motion carried unanimously. Meeting was adjourned 7:14 p.m.

Minutes submitted by Recording Secretary Selter.