

MEETING MINUTES - DRAFT

Augusta Charter Township Regularly Scheduled Planning Commission Meeting

Township Hall
Wednesday July 20, 2016
6:30 p.m.

1. Call to Order

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

2. Roll Call and Recognition of Visitors

In Attendance: Bennett, Lauderman Jr., Newsome, Selter, Spence, Thornton, Planner Kreps was in attendance. There were (21) audience members in attendance.

3. Approval of Agenda

Motion by Selter, support by Thornton to approve agenda. Motion carried unanimously.

4. Approval of Minutes

a. ATPC Regular Meeting June 15, 2016: Motion by Newsome, support by Spence to approve minutes – Motion carried unanimously.

5. Public Hearings - None

6. Business Items

- a. Expert Trade, LLC – (PAC16-01/SP16-05) – Pre-application Meeting with Planning Commission and Consultants to construct a 12,860 sq. ft. building and associated site improvements at 10483 Willis Road (T-20-01-395-005).

Planner Kreps gave summary of process for approval of project:

1. Pre-application meeting to discuss project description and answer questions
2. Submission for preliminary approval
3. Submission for final approval

Planner Kreps spoke with attorney Babut approx. 1 month ago and confirmed retail was allowed in General Commercial zoning district. Submission indicates the building is a warehouse. Some preliminary questions:

- For what is the building to be used? Need confirmation of business plan to know if it is allowable and understand parking requirements.
- What percentage is retail and what is warehouse?
- No required lot size or property descriptions are provided.
- Required 30' front setback - plan shows parking in front setback (not allowed).
- Need building height information

Applicant arrived. Vice Chair Bennett gave Mr. Shreteh the floor to describe application.

Owner wants to build a building / start an automotive parts business to sell primarily overseas. When asked if it is a salvage yard applicant responded yes, the intent is to buy scrap cars / dismantle for parts. Comm. Bennett indicated it is not allowable if using scrap cars. Kreps asked if cars would be stored outside and Mr. Shreteh indicated there would be containers to hold the cars outside of the building. Comm. Bennett read the applicable portion of the zoning ordinance which does not allow scrap cars in General Commercial zoning. Kreps reminded that if primary business (and largest percentage of building) is used for retail (storefront or web-based) it is allowed.

Lauderman Jr. asked if whole cars would be brought in. Applicant responded yes, that they would be in the proposed building. When asked where excess parts would be placed, applicant responded there would be separate containers with other companies coming for pickup.

Attorney Schwartz, representing Attorney Babut, asked for / was granted 5 minutes to discuss with clients outside. They returned and Attorney Schwartz indicated what is being described does not fit into ordinance. Applicants need to confer with Attorney Babut and come back to Planning Commission to explain the complete project.

Mr. Shreteh described that it is a family business and they work hard to start new revenue by buying parts to send back home (overseas). Project will help the town, will have clean building all fenced and closed with all parts organized. Mr. Schwartz asked if they did walk-in retail would it be allowable and Planner Kreps responded the business must be primarily retail (based on percentage of building used for that purpose). Kreps indicated that there is concern about outdoor storage, and if containers are to be used they need to be shown on the plans.

7. Public Comment

There was confusion about ownership of the property and the existing property across the tracks. Name is the same on the application but applicants indicated it is not the same owner. It was not fully clarified, but indications are that there are familial connections with ownership of both properties.

D. Salisbury: Speaking of existing junkyard – already many rules violations such as being open all hours of the night, large truck haulers coming down residential streets causing safety concerns, and there is no policing in Augusta Township. There are \$500K houses nearby who are trying to build a community and the existing junkyard is in violation.

Comm. Thornton asked if cars being broken down what about contamination (liquids, gas, oil)? Mr. Shreteh indicated it would be stored in barrels for pickup by outside company. They use special equipment and it would happen inside the building on concrete with catchment systems. He owns auto shop in Ann Arbor and company comes to get liquids (either separated by type or mixed).

Planner Kreps said the presented plan is fine as concept, but needs much more detail (such as topography, storm water retention, additional required info, etc.) for preliminary review and final review.

Comm. Thornton asked why they want to locate this business here. Owner stated he received a good deal on the property, there is not a lot of activity nearby, and it is perfect for this business. Planner Kreps indicated cars being stored outside is not allowed. Attorney Schwartz said