

**Marquette Township Planning Commission – Regular Meeting
Wednesday, January 25, 2017 – 7 p.m.
Marquette Township Community Center**

Chairperson Pelto called the meeting to order at 7:00 p.m.

MEMBERS PRESENT: Steve Pelto, Dave Wiegand, Frank Chiodi, Mike Springer, Jim Johnson

MEMBERS ABSENT: None.

STAFF PRESENT: Jason McCarthy

OTHERS PRESENT: Mike Conter, Brad Crimmins, and three other members of the Fraco Concrete development team.

APPROVAL OF AGENDA:

Springer asked to add a Recreation Grant Memorandum to the Marquette Township Board under the Reports agenda item.

McCarthy asked the Planning Commission to consider adding item 6e. Penn, Inc. Zoning Map Amendment Application to the agenda.

MOTION: *To approve the agenda, as amended.*

*Chiodi, Moved
Johnson, Supported*

Carried: Unanimously

MINUTES FROM PREVIOUS MEETING: January 11, 2017.

MOTION: *To approve the minutes, as presented.*

*Wiegand, Moved
Springer, Supported*

Carried: Unanimously

PUBLIC COMMENT: None.

NEW BUSINESS:

Site Plan Review #012517-1. Proposed 10,200 SF retail & office facility to be located along US-41 east of Gordon Food Service on Tax Parcel ID# 52-08-017-017-00 in the zoned General Business (GB) District. Applicant: Fraco Concrete Products, Inc.

McCarthy provided the details of the application and the site plan. He explained that there were details that needed to be worked out regarding access off of US-41, utility connections, and stormwater drainage.

Crimmins provided a history of the Fraco Concrete business and additional details regarding the proposed development. He also explained the positive economic impact that his development team has had on the community within the past decade.

Wiegand expressed concern about the driveway location and the proposed non-restricted left turns out of the development. Other recent developments have been approved featuring a restricted right-in and right-out only turning movements.

Crimmins explained that those developments also had a secondary ingress and/or egress.

McCarthy stated that ultimately MDOT will determine through their review process the most effective driveway location and allowable turning movements.

Crimmins commented that the development would be a specialty/destination business and he did not believe there will be high traffic volumes at this location.

Springer asked about the location of the proposed, conceptual service drive.

Crimmins detailed the general concept.

Springer also pointed out a discrepancy between two pages of the plan set showing different locations for the storm drain and a proposed, continued commercial driveway.

Springer asked about the proposed aggregate surface area and how the ownership of the business and the land will be conducted.

Crimmins explained that there will be more than one development on the site. At this time, the aggregate material will be temporary. Fraco will lease the building from Kona Ridge, LLC. The balance of the property will be a common area.

Springer mentioned that the township is working on pedestrian connectivity and spoke about the proposed US-41 underpass. He stated that we can't have a tunnel to nowhere and that he hoped the business community will make efforts to provide for pedestrian connections to their businesses.

Crimmins stated that he knows the Township would like to see those and that if the service drive is constructed a pathway would be considered at that time.

Chiodi asked about a sprinkler system for the building.

McCarthy explained that the building does not meet the threshold for requiring a sprinkler system.

Johnson inquired with McCarthy about the proposed location for the service drive should it move forward.

McCarthy explained that the goal would be to extend the approximate alignment of the Lowe's service drive, east, to the proposed Riverside Dealership property. However, these discussions are preliminary and until MDOT's final design is complete, some of these details will remain uncertain.

Johnson suggested working with Gordon Food Service to share a common driveway.

Pelto asked to confirm that no heavy vehicles or materials will be stored outside.

Crimmins explained that no heavy vehicles or bulk material will be stored outside. They may have some outdoor display items on occasion.

Pelto asked the Planning Commissioners for their final thoughts on the proposed development.

Wiegand continued to express his concern over allowing left-hand turns out of the development.

Springer asked if Fraco could get by with the right-in/right-out ingress egress only.

Johnson asked how far west on US-41 would a customer have to go before they could turn around.

Crimmins stated that this is the issue.

McCarthy asked how far conversations have gone with Gordon Food Service regarding a shared access.

Crimmins replied that so far the discussions have been with the local store manager.

Conter explained that there is no benefit for GFS to allow for the shared access because they would lose parking spaces. Because of the type of business that Fraco Concrete is, GFS doesn't see cross-traffic business as a possibility.

Crimmins added that as the development grows and perhaps when another type of business locates there, the potential for shared access with GFS would become more likely.

MOTION: To approve Site Plan Review #012517-1 conditioned on the staff report items 3c, 3d, 3e, 3f, 3i, & 4.

**Wiegand, Moved
Springer, Supported**

Carried: Unanimously

McCarthy asked that Crimmins and his development team continue to work with GFS for the shared access.

Short Term Rental Draft Zoning Text Amendment – Discussion

McCarthy explained that he included the proposed definitions into Article 2. He stated that the next step would be to determine which zoning districts the proposed new land uses would be permitted in.

Wiegand suggested revamping the definition for “camper” to eliminate a potential loophole that would allow a “camper” to become a “tiny home.”

It was agreed that at the next meeting, the Planning Commission would determine which land use would be permitted in which respective zoning district(s).

Off Road Vehicle (ORV) Draft Ordinance – Discussion

Springer requested that electric vehicles be included into the proposed zoning language.

The Planning Commission concurred.

MOTION: *To send the proposed draft ORV Ordinance to legal counsel for review.*

*Wiegand, Moved
Johnson, Supported*

Carried: Unanimously

Springer suggested clarifying the Urban Residential (UR) Zoning District because the Future Land Use Map denotes an expansion to the district.

Downtown Development Authority (DDA) US-41 Corridor Study – Discussion

McCarthy provided details from the joint committee and read aloud the comments and draft meeting minutes from the meeting.

Penn, Inc. Zoning Map Amendment Application

McCarthy explained that Penn, Inc. has submitted a Zoning Map Amendment application and asked that the Planning Commission consider scheduling a Public Hearing on the matter.

MOTION: *To schedule a Public Hearing for the proposed Zoning Map Amendment for February 22, 2017.*

*Wiegand, Moved
Johnson, Supported*

Carried: 4-1

Yays – Wiegand, Johnson, Pelto, Chiodi. Nays – Springer.

UNFINISHED BUSINESS: None at this time.

CORRESPONDENCE:

The Recreation Committee meeting minutes from December 2016 were distributed.

The 2017 Marquette Township Meeting dates were distributed.

REPORTS:

McCarthy reminded the Planning Commission that the Heartwood UP, LLC Special Use Permit Application Review will be on February 8, 2017.

Springer distributed a memorandum that he drafted to the Township Board that requests permission to complete the recreation grant awards from 2014. It also requests guidance regarding whether or not Marquette Township should apply for grants to construct the proposed US-41 Recreation Underpass.

ANNOUNCEMENTS: None.

PUBLIC COMMENT: None.

ADDITIONAL COMMENTS PLANNING COMMISSIONERS WISH TO MAKE:

ADJOURNMENT: Meeting adjourned at 8:25 PM

MOTION: *To adjourn the Planning Commission meeting.*

Chiodi, Moved
Johnson, Supported

Carried: Unanimously

Dave Wiegand – Planning Commission Secretary