

MINUTES OF TITTABAWASSEE TOWNSHIP
PLANNING COMMISSION
TOWNSHIP OFFICE 145 SOUTH SECOND STREET
FREELAND, MICHIGAN
FEBRUARY 20TH, 2018

1. CALL TO ORDER

The Vice Chairman Carl Neuenfeldt called the meeting to order at 5:30 P.M.

2. PLEDGE OF ALLEGIANCE

3. ROLL CALL

MEMBERS PRESENT

Carl Nenenfeldt
Jim Heffel
Roger Hupfer
Paul Garstecki
Paul Knoerr

MEMBERS ABSENT

Dennis Argyle
Ron Schauman

STAFF PRESENT

Brandy Kruska
Kim Reiss
Marc McGill

4. APPROVAL OF AGENDA

Moved by Jim Heffel, supported by Paul Garstecki to approve the agenda as presented, with no discussion.

Vote: 5- Yeas 0- Nays 2- Absent 0- Abstain Motion Carried

5. APPROVAL OF MINUTES FOR THE JANUARY 15TH, 2018 MEETING

Moved by Paul Garstecki, supported by Paul Knoerr to approve the minutes as presented, with no discussion.

Vote: 5- Yeas 0- Nays 2- Absent 0- Abstain Motion Carried

6. PUBLIC COMMENT

The Vice Chairman Carl Neuenfeldt opened public comment at 5:32 P.M.
There was no comment.

Moved by Paul Knoerr, supported by Paul Garstecki to close public comment. Vote: 5- Yeas 0- Nays 2- Absent 0- Abstain Motion Carried

7. BUSINESS

A. ITEM S-18-02: Consider a request by Tri-State Development, Inc. for a Site Plan approval for Parcel# 29-13-3-21-4011-002 located on Hercules Drive. Scott Lenhardt of D & M Site was present representing the applicant, and he proceeded to give the Commission an overview of the Site plan. The Commission then reviewed Township Planner Grant Murschel's report. After discussion a motion was made by Jim Heffel, supported by Roger Hupfer to approve the Site Plan with the following contingencies: Item #6 in Grant's report (Photometric Plan), all concerns outlined in the Spicer Group are addressed, and must pass a Township Administrative Review.

Vote: 5- Yeas 0- Nays 2- Absent 0-Abstain Motion Carried

B. ITEM Z-18-02 : Consider approval of proposed amendment to the Zoning Ordinance Chapters 2, 3, and 9 in regards to Banquet Facility operations. Kim Reiss proceeded to outline the proposed changes to the Ordinance. Marc McGill addressed questions from the Commission. The Vice Chairman Carl Neuenfeldt opened the public hearing at 5:52 P.M. There being no comment on this issue a motion was made by Paul Knoerr, supported by Jim Heffel to close the public hearing.

Vote: 5- Yeas 0- Nays 2- Absent 0- Abstain Motion Carried

A motion was then made by Jim Heffel, supported by Roger Hupfer to approve the changes to the Ordinance, and recommend approval to the Township Board at their March meeting.

Vote: 5- Yeas 0- Nays 2- Absent 0- Abstain Motion Carried

C. ITEM Z-18-03: Consider approval of proposed amendment to the Zoning Ordinance Section 11.2 Scope under "Article 11 – Site Plan Review and Appearance Code." Kim Reiss again outlined the proposed changes to the Ordinance. Marc McGill again answered questions and addressed concerns from the Commission. The Vice Chairman Carl neuenfeldt opened the public hearing at 5:57 P.M. There being no comment regarding this issue a motion was made by Paul Knoerr, supported by Paul Garstecki to close the public hearing.

Vote: 5- Yeas 0- Nays 2- Absent 0- Abstain Motion Carried

A motion was then made by Roger Hupfer, supported by Jim Heffel to approve the changes to the Ordinance, and recommend approval to the Township Board at their March meeting.

Vote: 5- Yeas 0- Nays 2- Absent 0- Abstain Motion Carried

D. ITEM P-16-01: Consider a request by Schauman Development for a Final Preliminary Plat approval for a fifteen lot (15) single family lot subdivision in the 10000 block of Sarle Road, Parcels #29-13-3-1016-000, & 29-13-3-16-1002-001, & 29-13-3-16-1010-000. (Sova Farms) The Applicant Dave Schauman was present. Mike Rybicki of MLR Engineering representing the applicant proceeded to detail the proposed request. After all questions were answered, and issues addressed a motion was made by Jim Heffel, supported by Roger Hupfer to approve the Final Preliminary Plat with no further discussion, and recommend approval to the Township Board at their March meeting.

Vote: 5- Yeas 0- Nays 2- Absent 0- Abstain Motion Carried

E. ITEM P-18-01: Consider a request by Schauman/Neuenfeldt Development for a Final Preliminary Plat approval for a twenty-four lot (24) single family lot subdivision on the south side of Kochville Road, east of Midland Road, Parcel# 29-13-3-34-1001-010. (Quail Hollow III)

Noted that Carl Neuenfeldt will abstain from voting on this item due to a conflict of interest, but will still conduct the meeting as Vice Chairman.

Mike Rybicki of MLR Engineering representing the applicant's moved forward with his review of the proposed request. There was also a review of Grant Murschel's report, and the Spicer Group report. After all questions and concerns were answered and addressed, a motion was made by Roger Hupfer, supported by Paul Garstecki to approve the Final Preliminary Plat provided all concerns from the Spicer Group report were addressed, and Township Administrative approval. It was then recommended for approval to the Township Board at their March meeting. Vote: 4- Yeas 0- Nays 2- Absent 1- Abstain Motion Carried

8. ADJOURNMENT

The meeting was adjourned at 6:29 P.M.

ROGER HUPFER- SECRETARY