

MINUTES OF TITTABAWASSEE TOWNSHIP
PLANNING COMMISSION
TOWNSHIP OFFICE 145 SOUTH SECOND STREET
FREELAND, MICHIGAN 48623
JULY 16TH, 2018

1. CALL TO ORDER

The Chairperson Dennis Argyle called the meeting to order at 5:30 P.M.

2. PLEDGE OF ALLEGIANCE

3. ROLL CALL

MEMBERS PRESENT

Carl Neuenfeldt
Jim Heffel
Ron Schauman
Dennis Argyle
Roger Hupfer
Paul Garstecki
Paul Knoerr

MEMBERS ABSENT

None

STAFF PRESENT

Brandy Federspiel
Grant Murschel
Kim Reiss
Allison Riffel

4. APPROVAL OF AGENDA

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

Vote: 7- Yeas 0- Nays 0- Absent 0- Abstain Motion Carried

5. APPROVAL OF MINUTES FOR THE MAY 21ST, 2018 MEETING

Moved by Ron Schauman, supported by Jim Heffel to approve the minutes as presented, with no discussion.

Vote: 7- Yeas 0- Nays 0- Absent 0- Abstain Motion Carried

6. PUBLIC COMMENT

The Chairperson Dennis Argyle opened public comment at 5:31 P.M. There was no comment

7. BUSINESS

ITEM SUP-18-02: Consider approval of a request from Freeland Development for a Special Use Permit to allow a Drive-Thru Business on parcel # 29-13-3-21-0109-001 located at 151 South Main Street.

The Chairperson Dennis Argyle opened the Public Hearing at 5:40 P.M. There was no comment and the Public Hearing was closed at 5:41 P.M.

Mike Rybicki of MLR Engineering representing the applicant proceeded to review the details of the proposed project. Grant Murschel the Township Consulting Planner then reviewed his planning report for the Commission. Kim Reiss the Township Zoning Administrator did a recap of his report. After discussion and questions a motion was made by Jim Heffel, supported by Ron Schauman to approve the Special Use Permit with the following contingences: This business can be a coffee house only, and Future traffic issues will need to be addressed, and not allow traffic to back up onto Freeland Road. Vote: 6-Yeas 1- Nay 0- Absent 0- Abstain Motion Carried

ITEM Z-18-08: Consider approval of a request from Michael Rapanos to rezone part of parcels # 29-13-3-35-4002-000 and 29-13-3-35-3001-011 on Midland Road from A-1 Agricultural and C-2 General Business to R-3 (High Density Residential)

The Chairperson Dennis Argyle opened the Public Hearing at 5:50 P.M. There was no comments on this agenda item and the Public Hearing was closed at 5:51 P.M.

The applicant was present and he proceeded to outline details of his request for a rezoning of the properties. Grant Murschel then proceeded to review his planning report for the Commission. Kim Reiss did not have a report for the Commission. Moved by Carl Neuenfeldt, supported by Paul Knoerr to deny the request for rezoning.

Vote: 7- Yeas 0- Nays 0- Absent 0- Abstain Motion Carried

ITEM S-18-04: Consider approval of request by Patrick Graebner for a Site Plan approval for a proposed taproom restaurant on parcel# 29-13-3-16-

3004-003 located at 8200 Midland Road. The applicant was present. Scott Lenard representing D&M Site, Inc. then proceeded to brief the Commission on details for the proposed project. Grant Murschel reviewed his planning report, and Kim Reiss then presented his report. A report from Spicer Group was also reviewed by the Commission. After some discussion, and all questions were addressed a motion was made by Roger Hupfer, support from Jim Heffel to approve the Site Plan with the following contingences: A soil erosion plan must be developed and approved. A photometric plan must also be submitted and approved. A final review by Spicer Group and signoff on all concerns. Vote: 7- Yeas 0- Nays 0- absent 0- Abstain Motion Carried

ITEM S-18-05: Consider approval of a request by the Cabala Family, LLC for a Site Plan approval for a proposed Two Suite Office Development (Post Office and Eye Doctor) on parcel #29-13-3-21-1057-001 located at 7690 Midland Road. The applicant was present at the meeting. Mike Rybicki of MLR Engineering representing the applicant, proceeded to review details of the proposed project. Grant Murschel gave details and a review of his planning report. Kim Reiss reviewed his report for the Commission. A report from Spicer Group was then also reviewed. After discussion and questions a motion was made by Ron Schauman, supported by Carl Neuenfeldt to approve the Site Plan with the following contingences: An approved photometric plan must be submitted, and all tile drain issues must be resolved and approved.

Vote: 7- Yeas 0- Nays 0- Absent 0- Abstain Motion Carried

ITEM P-18-01 FINAL PLAT: Consider approval of a request by Schauman Development for a Final Plat approval for a twenty four lot (24) single family subdivision located on parcel # 29-13-3-34-1001-018 (Quail Hollow III)

At this time both Ron Schauman & Carl Neuenfeldt removed themselves from the Commission for this agenda item due to a conflict of interests.

Grant Murschel reviewed his planning report. There was also a review of reports and information from previous Planning Commission meetings. After some discussion, all questions were addressed and answered. A motion was made by Jim Heffel, supported by Roger Hupfer to approve the Final

Plat with the following contingences: A financial security/performance guarantee be posted at the Township to cover following items:

- Easements for all public utilities
 - All other utility work that remains outstanding
 - All other items required by outside Saginaw County review agencies
- Vote: 7- Yeas 0- Nays 0- Absent 0- Abstain Motion Carried

At this time Ron Schauman & Carl Neuenfeldt joined the Commission

ITEM P-17-01 FINAL PLAT: Consider approval of a request from Kloha Contracting for a Final Plat approval for a twenty five (25) single family subdivision located on parcel # 29-13-3-20-2004-000 (Eagle Forest)

The applicant was present at the meeting. At this time Grant Murschel reviewed his planning report for this request. A repost from Spicer Group was also presented and reviewed. After some discussion a motion was made by Ron Schauman, supported by Jim Heffel to approve the Final Plat with the following contingences: A financial security/performance guarantee be posted at the Township to cover the following remaining items:

- Easements for all public utilities
 - Final storm water management work
 - All other utility work that may remain outstanding
 - All other items required by outside Saginaw County review agencies
- Vote: 7- Yeas 0- Nays 0- Absent 0- Abstain Motion Carried

8. **ADJOURNMENT**

The meeting was adjourned at 6:10 P.M.

ROGER HUPFER-SECRETARY