

Charter Township of Gun Plain
Planning and Zoning Commission
Minutes of June 17, 2009

7:00pm

Members Present; Kellogg, Warnement, Simons, Vogeler, VanDenBerg, Webber
Absent; Dertz

Motion by VanDenBerg 2nd Vogeler to approve the minutes of May 20, 2009 All Approve

Motion by VanDenBerg 2nd Kellogg to approve the Agenda All Approve

Public Comment- None

Site Plan Review

Phil Areux 575 10th St., Miniature Golf/Batting Cages

The property is zoned C-2 and is located behind the Bowling Alley, it is a 63'-150' pre-built course, it will also have a snack shack. He was told to stop construction because he did not have a Site Plan. The bowling alley would remain open to allow use of the restrooms which he was told (by PCI) is required. He states that 4 portable lights would be used, constructed on 16 ft. 4x4's, hours are 9:00 am- 11:00pm and is seasonal, 7 days a week, they have adequate parking.

We reviewed 17.27 Commercial Outdoor Recreational Facility

The shack will be moved to the south end and will be 75 feet from the lot line, music may be played but must be kept to a minimum level, lighting must deflect down, Signage must be according to the ordinance, Parking should be 220 spaces to accommodate both the bowling alley and mini golf (37 spaces for mini golf).

Motion by VanDenBerg 2nd Simons to approve the Site Plan for Phil Areux 575 N. 10th St. for 10th St. Putt Putt Miniature Golf, #03-08-020-018-00, contingent upon moving the snack shack building to the south end and at least 75 feet from the property line. The hours will be seasonal, 9:00am -11:00pm ,all lighting will be aimed down and the golf course requires 37 parking spaces. The sign will meet ordinance requirements and music must adhere to the noise ordinance. All Approve

Continued P&Z June 17, 2009

Preliminary Site Plan Review

Lake Doster Condominiums & Private Road, Cornerstone Construction Richard Rosenberger

There would be 4 homes in the \$300,000-\$400,000 range, test wells have been taken, they would like to rough stub the road. We need a copy of the By-Laws, lot size is approximately .9 acres each totaling 3.71 acres, private septic and wells, the plan is to turn over the development to the owners when all are developed and sold.

Old Business

Motion by VanDenBerg 2nd Simons to take Mulligans Mug off the table All Approve

Mulligans Mug 177 M-89 Gary & Tracy Willis

Gary spoke with Jeff Swoboda who is not interested in sharing the driveway. Additions to the Site Plan- all items with the exception of the location of the phone line were met. Gary or Tracy will bring in the location of the phone line which will be attached to the plan.

Motion by VanDenBerg 2nd Kellogg to approve the Site Plan for Mulligans Mug #03-08-036-013-10 ,177 M-89 subject to the addition of the phone line location to be brought in by Gary or Tracy Willis. Future joint driveway for this property and parcel to the west subject to future Gun Plain Township Planning Commission approval. All Approve **See note below**

Note: The intent is that in the future the driveway would be shared and an easement would be needed to access the property to the west (currently owned by Jeff Swoboda).

Master Plan

We were given a draft of the Master Plan which we will review. The drafts will also be given to the Township Board and it is our hope that we can meet in July and review any changes or concerns before proceeding with the Public Hearing.

Other Business

Fred Strand 747 Restaurant-wants a digital scrolling sign. He is not pleased about having to take down his homemade sign claiming it has hurt his business. We feel that our Sign Ordinance is fine and he had no problem with it when he was here for the Site Plan prior to building.
Flagpole lots- we need a definition.

Motion by Vogeler 2nd Webber to adjourn the meeting. All Approve

Typed & Submitted by D. Webber