

Planning and Zoning Commission
Charter Township of Gun Plain
Minutes of January 15, 2020

Members present; Kellogg, Lee, Shannon, Bennett, Sullivan, Albertson-Stowell, Webber

Motion by Shannon 2nd Sullivan to approve the minutes of November 20, 2019
Approved

Motion by Lee 2nd Shannon to approve the Agenda with a change of order, #3 Site Plan for 623 11th St., will be #2 and #2 Site Plan for 1175 M-89 will be #3.
Approved

Public Comment

JCB Storage owners (Craig McCormick) read and submitted a letter outlining his concerns with the Site Plan for 1175 M-89.

John Beck 410 & 414 River Rd. agrees with Mr. McCormick's letter and is also concerned with the water run-off which is affecting the road and yards.

New Business

#1 Election of Officers

Motion by Kellogg 2nd Lee to elect Robert Bennett as Chairperson Approved

Motion by Kellogg 2nd Bennett to elect Bob Lee as Co-Chairperson Approved

Motion by Kellogg 2nd Bennett to elect Diane Webber as Secretary Approved

#2 Site Plan U.S. 131 Properties, 623 11th St., Chad Kamminga and Wayne Layman

#03-08-018-015-10

We went thru the Site Plan information criteria and viewed the Site Plan (attached)

Motion by Albertson-Stowell 2nd Lee to approve the Site Plan for U.S. 131 Properties, 623 11th St., St., Parcel #03-08-018-015-10 contingent upon receipt of paperwork from PCI which pertains to items #22 and #43 of the Site Plan Criteria. If the paperwork meets the standards and requirements the plans will be approved and signed by the Planning and Zoning Chairperson, Robert Bennett.
Approved

Continued
P&Z 1/15/2020

#3 Site Plan Plainwell Retail Management LLC, 1175 M-89, Mitchell Harvey, #03-08-019-015-00

A commercial building with four tenants, outdoor seating and a drive-thru. There would be 63 parking spaces, a brick glass and metal building 25 ft. in height with 2 retail spaces and 2 restaurants. The entrance would be off of River Rd. Along with another drive by Meijer. The 2 current curb cuts off of M-89 would be closed off.

The site would include 7 catch basins which would connect to the current retention pond with Meijer. They also require a lease agreement from Meijer for the second entrance. There are no signed legal documents as they are waiting Site Plan approval.

Why the increased parking? They wanted to have ample parking.

Snow removal? Snow would be stored inside the property on the extra parking spaces.

The ZBA granted a 2 ½ ft. variance.

Public: Why not maintain a green-space? Also mentioned that water run-off is currently affecting homes and businesses.

Motion by Webber 2nd Shannon to approve the Site Plan for Plainwell Retail Management LLC, 1175 M-89, Parcel #03-08-019-015-00

This is contingent upon acquiring a signed easement for the tie in to the retention pond and a lease agreement for the property with Meijer for the second entrance. Upon the review and approval of Chairperson Robert Bennett and two other Board members. The Planning and Zoning Commission authorizes the committee of Robert Bennett, Paul Sullivan and Bob Lee.

Roll Call; Webber-yes, Albertson-Stowell-yes, Lee-no, Bennett-yes, Kellogg-no, Sullivan-yes, Shannon-yes.

Approved

Future Land Use Maps-pending
Marijuana-MTA Conference in April
Setbacks

Motion by Shannon 2nd Bennett to recommend approval by the Gun Plain Township Board of Ordinance #172 as amended. Approved

Motion by Webber 2nd Albertson-Stowell to adjourn. Approved

D.Webber