

Charter Township of Gun Plain  
Planning and Zoning Commission  
Minutes of September 21, 2011

Members present; Simons, Vogeler, Kellogg, VanDenBerg, Webber  
Absent; Morehouse, Warnement

Motion by VanDenBerg 2<sup>nd</sup> Vogeler to approve the minutes of August 17, 2011.  
Approved

Motion by Vogeler 2<sup>nd</sup> Kellogg to approve the Agenda. Approved

Public Comment-none  
New Business

Motion by VanDenBerg 2<sup>nd</sup> Kellogg to close regular hearing and open to public  
hearing. Approved

Public Hearing for Extreme Clean Car Wash 1195 M-89  
No communications

Motion by VanDenBerg to close public hearing and open regular hearing.  
Approved

Special Use Approval-meets all criteria for a Special Use  
Motion by VanDenBerg 2<sup>nd</sup> Simons to approve the Special use for Extreme  
Clean Car Wash, 1195 M-89, Parcel #08-019-011-00. Approved

Site Plan Approval-Meets the criteria for Site Plan Approval (attached) with the  
addition of 2 stop signs at exits and wall packs indicated on the plans.

Motion by VanDenBerg 2<sup>nd</sup> Webber to approve the Site Plan for Extreme Clean  
Car Wash, 1195 M-89. Parcel # 08-019-011-00 with the addition to the plans of  
one stop sign at each of the two exits and wall packs (lighting) indicated on the  
plans. All Approve

Motion by VanDenBerg 2<sup>nd</sup> Simons to close regular meeting and open public  
meeting. Approved

Motion by VanDenBerg 2<sup>nd</sup> Kellogg to close public meeting and open regular  
meeting. Approved

Minutes of 9-21-11 Continued

Sewer Hook-up Ordinance-reviewed ordinance

Motion by VanDenBerg 2<sup>nd</sup> Kellogg to approve the Sewer Ordinance as presented. Motion passes Approve-Kellogg, VanDenBerg, Simons, and Webber  
Opposed-Vogeler

Old Business-none

Communications-none

Other-none

Board-none

Motion by Simons 2<sup>nd</sup> Webber to adjourn the meeting. Approved

Typed & Submitted by D. Webber

Extreme Clean  
1195 M-89 Car Wash  
Parcel # 08-019-011-00

#### SECTION 20.05 CRITERIA FOR GRANTING SITE PLAN APPROVAL

Each site plan shall conform to all applicable provisions of this Ordinance. The following criteria shall be used by the Planning Commission as a basis upon which site plans will be reviewed and approved. The Township shall adhere to sound planning principles, yet may allow for design flexibility in the administration of the following standards:

- yes  
A. All elements of the site shall be harmoniously and efficiently designed in relation to the topography, size, and type of land, and the character of the adjacent properties and the proposed use. The site shall be developed so as not to impede the reasonable and orderly development or improvement of surrounding properties for uses permitted on such property.
- yes  
B. The site plan shall comply with the zoning district requirements for minimum floor space, height of building, lot size, open space, density and all other requirements as set forth in this Ordinance.
- yes  
C. The existing natural landscape shall be preserved in its natural state as much as possible, by minimizing tree and soil removal and by topographic modifications that result in maximum harmony with adjacent properties.
- N/A  
D. The site plan shall provide reasonable visual and sound privacy. Fences, walls, barriers, and landscaping shall be used, as appropriate, for the protection and enhancement of property and the safety and privacy of occupants and users. Where landscaping is provided, there must be provision for maintaining all plantings through a regular program of fertilizing, irrigating, pruning, mowing and replacing all dead and diseased materials.
- yes  
E. All buildings or groups of buildings shall be so arranged as to permit convenient and direct emergency vehicle access.
- N/A  
F. There shall be a pedestrian circulation system that is insulated as completely as possible from the vehicular circulation system. In order to insure public safety, pedestrian underpasses or overpasses may be required in the vicinity of schools, playgrounds, local shopping facilities, and other uses that generate considerable amounts of pedestrian movement.
- N/A  
G. All streets shall be developed in accordance with the Township Subdivision Regulations and the Allegan County Road Commission design specifications. The arrangement of public or common ways for vehicular and pedestrian circulation shall respect the pattern of existing or planned streets or pedestrian or bicycle pathways in the vicinity of the site. Streets and drives that are a part of an existing or planned street system serving adjacent developments shall be of an appropriate width to accommodate the volume of traffic they are planned to carry and shall have a dedicated right-of-way equal to that as specified by the Township. The applicant may be required to dedicate adequate land and improvements to the Township in order to achieve access which is safe and convenient.

- YS* H. Special attention shall be given to proper site drainage. Appropriate measures shall be taken to insure that the removal of surface waters will not adversely affect adjacent lots or the capacity of the public or natural storm drainage system. Provisions shall be made for a feasible storm drainage system, the construction of storm-water facilities, and the prevention of erosion and dust. In addition, special attention shall be given to the installation of appropriate fencing and other safety measures adjacent to and surrounding stormwater retention and detention areas. Surface water on all paved areas shall be collected at intervals so that it will not obstruct the flow of vehicles or pedestrian traffic and will not create nuisance ponding in paved areas. Where possible and practical, drainage design shall recognize existing natural drainage patterns. Final grades may be required to conform to existing or future grades of adjacent properties.
- YS* I. All off-street parking, loading and unloading areas and outside storage areas, including areas for storage of trash, that face or are visible from adjacent residential districts or public thoroughfares, shall be screened by walls, fencing or landscaping of effective height as required within the landscape provisions of this Ordinance.
- YS* J. Exterior lighting shall be so arranged and limited in intensity and height so that it is deflected away from adjacent lots and so that it does not impede vision of drivers along adjacent streets. All exterior lighting shall be recessed within the fixture or structure in which it is attached.
- YS* K. Adequate services and utilities including sanitary sewers, and improvements shall be available or provided, located and constructed with sufficient capacity and durability to properly serve the development.
- OK* L. Any use permitted in any zoning district must comply with all applicable requirements of state, local, and federal statutes including health and pollution laws and regulations with respect to noise, smoke and particulate matter, vibration, noxious and odorous matter, glare and heat, fire and explosive hazards, gases, electromagnetic radiation and drifting and airborne matter, toxic and hazardous materials, erosion control, floodplains, wetlands, and requirements of the State Fire Marshal. Site plan approval may be conditioned on the applicant receiving necessary state and federal permits before final site plan approval or an occupancy permit is granted.
- OK* M. An objective of site plan review shall be to protect and to promote public health, safety and general welfare by requiring the screening, buffering and landscaping of sites and parking lots which will serve to reduce wind and air turbulence, heat and noise, and the glare of automobile lights; to preserve underground water reservoirs and return precipitation to the ground water strata; to act as a natural drainage system and solve storm water drainage problems; to reduce the level of carbon dioxide and return oxygen to the atmosphere; to prevent soil erosion; to provide shade; to conserve and stabilize property values; to relieve the stark character of parking lots; to conserve energy, provide visual and sound privacy and to otherwise facilitate the preservation and creation of a healthful, convenient, attractive and harmonious community.

N. *N/A* It is an objective of site plan review to improve the quality of existing developments as they are expanded, contracted, redeveloped or changed in keeping with sound site development standards of the Township and with the Township Master Plan.

O. *N/A* A major objective shall be to retain, enhance and protect the quality, value and privacy of all residential land uses.

P. *N/A* All development phases shall be designed in logical sequence to insure that each phase will independently function in a safe, convenient and efficient manner without being dependent upon improvements of a subsequent development potential of lands.

Q. *Y/S* All sites shall be designed to comply with state and local barrier-free requirements and to reasonably accommodate the handicapped and elderly.

**SECTION 20.06 REVIEW AND APPROVAL** Site Plans shall be reviewed in accordance with the following procedures:

- A. **Department Review.** The Township Superintendent may secure comments from the Township Building Inspector, Allegan County Road Commission, Sheriff's Department, and the Township or consultant Engineer and Planner, and forward all comments to the Planning Commission for its review. The Planning Commission shall review the plans and may solicit further comments from an Engineer, Planning Consultant and other agencies, groups or persons, as appropriate.
- B. **Site Plan Approval.** The Township Planning Commission is hereby authorized to review and approve, with or without conditions or to review and deny approval, all site plans submitted under this Ordinance. Guidelines for consideration of each case shall follow the zoning ordinance and other applicable ordinances. When the Planning Commission approves a site plan with conditions from the applicant, the Township Superintendent shall require a revised site plan with a revision date, indicating said conditions on the site plan.
- C. **Record of Action.** Each action taken with reference to site plan review and approval shall be duly recorded in the minutes of the Gun Plain Charter Township Planning Commission. A final copy of the approved site plan shall be so marked and placed on file with the Township Clerk's office.
- D. **Final Site Plan.** When a site plan approval is required, no building permit shall be issued until three copies of a final site plan, which includes all conditions of approval, a revision date and notation of all variances has been signed by the Planning Commission, the Township Superintendent or their designees. Prior to issuance of a permit, one copy of the final signed plan shall be filed with each of the following: Township Clerk, Zoning Official and the Applicant.