

7:00PM _____ o'clock p.m. Chairperson _____ Koob _____ called the meeting of the Planning Commission to order.

MEMBERS PRESENT: Buechler , Oprita , Hilton , Koob , Mills , Muir , Wurmlinger

MEMBERS ABSENT: Buechler , Oprita , Hilton , Koob , Mills , Muir , Wurmlinger

ALSO PRESENT: Sharon Wilton-Community Development Director, Chief Smith-FG FD

VISITORS: Ron Ainsworth-Applicant, Lori Shink-Shink Engineering PLC

Motion by ___Mills_____, supported by ___Wurmlinger_, to approve the agenda as printed and posted. Vote, 7 /0
Chairperson Koob asked that an item be added for Old Business-The Master Plan Discussion

Motion by ___Oprita___, supported by ___Muir_, to approve the minutes from 06/11/19 as printed and posted.
Vote, 7 /0

REPORT FROM TOWNSHIP BOARD REPRESENTATIVE: Bob Buechler reported that it is busy time right now with; Budgets, Special Assessments for winter taxes, November Election (police millage to increase to 2.5) over 5 years to coincide with General Elections and Contract renewals with the Sherriff Department.
Scarecrow Saturday was held and considered a success despite the rainy weather.

REPORT FROM ZBA REPRESENTATIVE: Oprita

Nothing to report as there has not been a recent meeting & no actions taken

CITIZENS WISHING TO ADDRESS THE BOARD:

- *When the Chairperson calls on you, stand and speak your name and address clearly for the record.*
- *Each person will be permitted to speak one time for 3 minutes until everyone has had a chance to speak.*
- *Any comments to be made regarding the public hearing will be heard during the continuation of the public hearing, below.*

NEW BUSINESS:

ITEM #1: SITE PLAN APPROVAL, Simpson Rd, Ainsworth 74-20-090-0010-000 and 74-20-090-0011-000:

APPLICANT: Ronald Ainsworth; 1351 Arch St. Port Huron, MI 48060

PROJECT: Commercial-Ainsworth Door/Res Use

REQUEST: Commercial

LOCATION: Vacant Simpson Rd

PARCEL#: 74-20-090-0010-000 and 74-20-090-0011-000:

LEGAL DESCRIPTION: 74-20-090-0010-000; LOT 8 ASSESSORS NORTH RIVER ROAD PLAT NO. 1
74-20-090-0011-000; LOT 9 ASSESSORS NORTH RIVER ROAD PLAT NO. 1

APPLICANT PRESENTATION:

Mr. Ainsworth shared that he is planning to build a warehouse and office space for his business. There was discussion about the easement. Chief Smith shared his concern that there is no access for emergency vehicles. Lori Shink stated that she would add the additional easement that exists to the site plans. This is a shared drive with Bauer-Reno, Hayes Roofing and the Ainsworth project. Another requirement not met is the South Rear setback does not meet requirements. It should be 25 feet and is currently 11.55 feet. Lori Shink stated that the PC can grant this based on Ord. 38-46. The sidewalk requirement is also not met. Mr. Ainsworth stated that there are no other sidewalks existing and this would be a problem as there would be drop-offs at each end and the sidewalk would be on the opposite side of the ditch. Mr. Ainsworth agrees to add the sidewalk as future development occurs. Mr. Ainsworth stated that the property owners around his planned project are supportive and would be in

agreement to any variances that are needed.

Mr. Ainsworth also added that the easement will never be blocked.

Lori Shink indicated she would pull the easement information and add this to the site plans.

It was stated that the driveway shared by Dollar General and other stores, Baur-Reno, Hayes Roofing are not used for deliveries, only garbage pick-up.

BOARD DISCUSSION: It was agreed to waive the sidewalk requirement until future development. The ordinance for setbacks was reviewed and a determination was not made and agreed that we would review the content. If a variance is needed Mr. Ainsworth will be notified. Questions; Is the driveway to be paved? No, this will be a gravel driveway; Is there lighting on the plans? Yes and a low lighting will be used. It was agreed to waive the side-yard setback requirements.

It was agreed that the ordinance for the rear set back concerns would be re-visited and an answer would be provided to Mr. Ainsworth.

The board agreed to waive the side yard set back on the west side of lot 8. Per Ordinance 38-441

Motion by ___Muir___, supported by ___Oprita___, to (postpone until ___/___/___) / approve / **approve with conditions** / deny the request from Ronald Ainsworth

The motion voted on was stated as follows: Approval with the following contingencies:

1. Completed Set of engineering plans to also include the easement for driveway on east side of parcel
2. Owner to ask for variance on West side of property (granted by PC)
3. Get clarification on setback for South-Rear per ordinance or determine if variance is needed.
4. The requirement of the 6' sidewalk waived until future development.

Roll Call Vote ___7___ / ___0___

Buechler ___yes___, Oprita ___yes___, Hilton ___yes___, Koob ___yes___, Mills ___yes___, Muir ___yes___, Wurmlinger ___yes___

Mr. Koob reminded the board members of the upcoming Planning Commission Workshop.

Mr. Koob mentioned the review of the Master Plan Draft and that we should plan a special meeting to provide input. Sharon stated that if each member could email their input prior to meeting, she would compile the information. The meeting was set for Wednesday, October 23, 2019 at 6PM.

Motion by ___Muir___, supported by ___Wurmlinger___, to adjourn. Vote, ___7/0___ . Time, ___7:58___ P.M.

The Charter Township of Fort Gratiot complies with the "Americans with Disabilities Act" and if auxiliary aids or services are required at the meeting for individuals with disabilities, please contact Clerk Robert C. Crawford, 3720 Keewahdin Road, Fort Gratiot, Michigan 48059 (810) 385-4489, three days prior to said meeting.