

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

MEMBERS PRESENT: Crawford, Hilton, Koob, Muir, Oprita, Wurmlinger

MEMBERS ABSENT: Mills

ALSO PRESENT: Kristy Jones

VISITORS: Katie Schmitt, Mark Soule, Kevin Powers, Kevin Adam, Marsha Horning, John Monte

Motion by Crawford, supported by Oprita, to approve the agenda as printed and posted.
Vote, Unanimous **MOTION APPROVED**

Motion by Wurmlinger, supported by Oprita, to approve the minutes from 04/09/19 as printed and posted.
Vote, Unanimous **MOTION APPROVED**

REPORT FROM TOWNSHIP BOARD REPRESENTATIVE:

Crawford reports: The Township Board has been busy, passing 3 ordinances; Fireworks, Opting out of Recreational Marijuana Facilities, Assessment on blighted properties that have been maintained by the Township. Just got our audit report and we faired well. Drain Commission determined that Port Huron Twp. and Clyde Twp. will also be assessed for the Howe/Brandymore Drain District. Working on the proposal for the November ballot for sheriff millage.

REPORT FROM ZBA REPRESENTATIVE:

NONE

CITIZENS WISHING TO ADDRESS THE BOARD:

NONE

NEW BUSINESS:

ITEM #1: SITE PLAN REVIEW: V/L KEEWAHDIN ROAD /74-20-016-4003-002

APPLICANT: Lapeer Holdings, LLC (Mark Soule), P.O. Box 610248, Port Huron, MI 48060

PROJECT: Light Industrial Workshops

REQUEST: Proposed workshops

LOCATION: V/L Keewahdin Road

PARCEL#: 74-20-016-4003-002

APPLICANT PRESENTATION:

Mark Soule presents: Much like the use already established on his property, these will be condominium style industrial workshops. They will be done in two phases with the west side two structures being constructed first. He recognizes that a retaining wall next to the residential dwelling will be built as well as a berm out front with landscaping. He is also aware that a 10' sidewalk will be provided out front. The building will have an industrial look but will be neat in appearance.

BOARD DISCUSSION:

Will there be anything stored outside, no. Is parking adequate, yes. Could there be some additional brick veneer on the side of the building for aesthetics value, yes. Light Industrial is a good use of the property.

Motion by Muir, supported by Wurmlinger, to approve with conditions noted in reviews from BMJ and Kristy Jones as well as the addition of brick veneer on the driveway side of the building, the site plan for V/L Keewahdin Road, 74-20-016-4003-002

Roll Call Vote, Unanimous **MOTION APPROVED**

ITEM #2: SITE PLAN REVIEW: 4280 24th AVENUE /74-20-022-1001-020**APPLICANT:** Katie Schmitt, 4820 24th Avenue, Fort Gratiot, MI 48059**PROJECT:** Culvers**REQUEST:** Proposed drive-thru restaurant with interior dining room**LOCATION:** 4820 24th Avenue**PARCEL#:** 74-20-022-1001-020**APPLICANT PRESENTATION:**

Katie Schmitt presents: It has been a process in getting to this point but she is happy to finally be able to bring a Culvers to Fort Gratiot. She and her brother have 7 Culver franchises and are community minded owners.

Marsh Horning of Jeffrey Scott, architect for the project presents: They looked at a remodel of the existing Ruby Tuesdays but it was not a good fit for a drive-thru. The exterior materials were pumped up with stone to fit the ordinance more closely. Landscaping will be replaced with smaller bushes and trees. It will be a modern, attractive building with an efficient drive-thru when completed.

BOARD DISCUSSION:

Is there proper disposal of grease with traps, yes. Access will be managed by the Mall as it is off of their service drive. Excited to have this restaurant in our community.

Motion by Muir, supported by Hilton, to approve with conditions the site plan for 4820 24th Avenue, 74-20-022-1001-020

Roll Call Vote, Unanimous **MOTION APPROVED**

Motion by Crawford, supported by Koob, to adjourn. Time, 8:10 P.M.

Vote, Unanimous **MOTION APPROVED**