

7:01PM o'clock p.m. Chairperson Koob called the meeting of the Planning Commission to order.

MEMBERS PRESENT: Buechler [x], Hilton [x], Koob [x], Mills [], Muir [x], Oprita [x], Wurmlinger []

MEMBERS ABSENT: Buechler [], Hilton [], Koob [], Mills [x], Muir [], Oprita [], Wurmlinger [x]

ALSO PRESENT:

VISITORS:

Randy Couture-Restaurant & Commercial Builders, Holly, MI

Tom Jablonski, Big Boy Corporate, West Bloomfield, MI

Motion by Buechler, supported by Oprita, to approve the agenda as printed and posted. Vote, 5/0 *with the correction to move Item #1 under New Business

Motion by Oprita, supported by Muir, to approve the minutes from 10/8/2019 correction to 6-9-20 Meeting as printed and posted. Vote, 5 / 0

REPORT FROM TOWNSHIP BOARD REPRESENTATIVE: Bob Buechler

Resumed normal business hours last week

Currently preparing for the November election

Due to health concerns over Covid-19 and after discussions with the Health Department, Scarecrow Saturday was cancelled. We are looking at possible future events this Spring or Fall.

The township received a grant to pay for the re-paving and improvements of the nature trails in and around the pond.

North River Rd, park installation of the new slide should be completed in the coming weeks. There were delays due to missing/incorrect items being shipped. All items have been received and we can proceed with the installation.

REPORT FROM ZBA REPRESENTATIVE: Nathan Oprita

There were many agenda items at the last meeting.

The planning commission may want to look at some items pertaining to setbacks along the water for tear downs and new builds. Oprita talked with Chief Smith regarding concerns for new homes being closer together along the waterfront areas. Chief mentioned as long as spacing allows for fire trucks, it should be an issue.

There were concerns from some citizens regarding the apartment complex proposed for the Krafft Rd. site, behind the Social Security office. Concerns regarding screening between the development and existing neighborhood.

CITIZENS WISHING TO ADDRESS THE BOARD: None

- 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-Big Boy

Ordinance 184-Planning Commission Decision

For commercial, office, and industrial buildings and/or developments, the Planning Commission may approve modifications to these standards to achieve a specific architectural objective as demonstrated by the sponsor in meeting the overall development objectives of the community.

- Big Boy Remodel Project-building permit denied for the painting of brick (not allowed-Ordinance 184)
Moran-2900 Krafft Rd.-not approved/not included in building permit application

CITIZEN COMMENTS AND/OR QUESTIONS: In order to assure that the comments are recorded as accurately as possible, please follow the format below:

* Address the planning commission only. Individual conversations should not be held during the meeting.

- * Please stand at the podium; 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.*
- * The minutes will be transcribed from the recording. Please be respectful of the person speaking. Comments made inaudible on the recording by background sounds such as whispering, clapping or interrupting cannot be made part of the official minutes.*

Big Boy would like to paint the outside a dark grey color.

Moran would like to paint the block on the renovated Birchwood Athletic Club

Randy Couture from Restaurant and Commercial Builders presented paint samples to the board.

Oprita asked if he has previously painted brick with this type of paint process.

Couture stated that his company has completed over 200 Big Boys with new color scheme and masonry paint process. Big Boy is updating their older original look. This brick is very dated dark and this type of brick is no longer available. It was made specifically for Big Boy in the 60's/70's. With the new look of Big Boys these concepts no longer work. We used a special paint over the metal that is \$75 per gallon.

Wilton asked if a special type of paint would be used. Couture responded that preparation is key. They will use a special block filler to properly prep and seal the masonry followed by a latex paint. Due to the porous property of the brick it is very absorbent and may take 2-3 coats but paint should not peel. There is some water damage that will be repaired before painting. We wouldn't have to expect to have to repaint for another 10-15 years.

Oprita asked if this has been done on other buildings. Couture replied, yes he has done at least 3 buildings.

Hilton asked what the life span of the painted surface be. Couture replied at least 10-15 years.

Tom Joblonski, Big Boy Corporate, thanked Couture for his presentation and he would be happy to address other concerns. He stated that 3 Big Boys currently have completed this new look and we don't want to put anything in place that would increase maintenance.

Buechler asked if there were any additional comments. He recommends denying the request according to ordinance and we have held other businesses to the standards, like McDonalds, Taco Bell and recently Panda Express and Culver's. What comes next if we approve? He suggested adding a requirement for an inspection every 2 or 5 years. There are concerns over approving and then having issues in a few years and no way to hold accountable.

Oprita mentioned that the ordinance was updated in 2004 and there have been improvements in paint technology. He asked about the reasons the other restaurants were denied?

Buechler replied, that is was Ordinance 184 that prohibited.

Buechler added that we want the commercial area to be cohesive and appealing.

Pat Moran stated that he recalls the ordinance was updated at the time due to the disrepair and lack of maintenance of the local Walmart (24th and Keewahdin). To help prevent similar issues in the future. There is a difference between retrofitting an existing building and a new build.

Hilton asked if clarification could be made between new construction and renovation. In agreement regarding standards of consistency. Stressed the value of renovations of existing building over demolition. She agrees with Buechler but we want to allow for renovation, without only requiring the addition of vinyl or siding.

Oprita noted that the brick is so uneven and costs to resurface the building with siding or other material would be astronomical. This is a benefit to improve the look of the business and to improve the look of the township is a plus.

Joblonski admitted the cost of resurfacing the building would be prohibitive. They want to make improvements to sustain the business but would have to close the restaurant and walk away if other materials were required to resurface the exterior. They are already spending over \$250,000 on this project and the added cost would kill the project.

BOARD DISCUSSION: *NO PUBLIC COMMENTS WILL BE HEARD AT THIS TIME*****

Decision and discussion-Painting over brick-Big Boy

Oprita reminded the board that the ordinance isn't changing we are just deciding on this request.

Hilton asked if there were other requests beside the 2 before the board today. Wilton stated no.

Wilton said that a Zoning Compliance permit would need to be completed stating what they are doing and how it will be maintained. Form was given to Couture to be completed.

Oprita made a motion to approve the Big Boy request with the following conditions: Special approval granted to paint the existing structure based on prohibitive cost of alternative resurfacing costs and materials. The township will be allowed an inspection every 5 years on condition and requiring any repair work to be completed. And the Zoning Compliance permit to be completed.

Supported by Muir.

Koob asked for any additional discussion.

Vote was taken: Buechler , Hilton , Koob , Mills , Muir , Oprita , Wurmlinger Passed 5/0

Item #1-Moran

Pat Moran, Moran Blue Water LLC., Moran apologized that he was in violation of the ordinance. He would not have painted if he realized he was in violation. Did not realize this until he received a letter from the township. He doesn't love painting over brick but other options were too costly. This project was to be a cost of \$2 million but is now at \$3 million. He has 13 commercial sites and has looked at alternatives; glass block is \$68 per SF and vinyl is \$138 SF.

Every preparation as made for the best finish. He has this own team. The brick was prepped and pressure washed prior to painting. Oil based paint was used and it is all about the preparation. We are very proud of this site and will be starting some landscaping this coming week.

We have 6 other sites that we have used this process and it has worked.

Koob asked how long this property was sitting empty.

Moran stated about 10-15 years. He was glad to be the 2nd owner as the 1st owner took care of the mold issue there.

Oprita asked about the tree placement. It will be on the south side (front where painted). Oprita also asked if the entire place was gutted.

Moran stated that the building was gutted and electrical and plumbing were added. He stated that they planned to remove the building and use the parcel for a parking lot. But the building was in good shape. They combined the Chrysler body shop with the Chevrolet shop temporarily during the renovation. They will use the new facility for both dealerships. They have been very busy and will be starting the Chrysler dealership renovation soon. They will be using the existing panels on the exterior of this project.

The Zoning Compliance permit was given to Moran.

Oprita asked how many employees will be working at this site. Moran stated 14.

BOARD DISCUSSION: *NO PUBLIC COMMENTS WILL BE HEARD AT THIS TIME*****

Decision and discussion-Painting over brick-Moran's

Hilton noted painting the south wall would provide a more cohesive look with the existing painted walls and maintaining the buildings integrity and value of repurposing an existing structure over demolition. Clarification as made to the brick painted on the front of the building, new construction added block along with existing painted block.

Buechler suggests using similar language in the previous motion.

Motion to approve the Moran request by Hilton with the following conditions: Special approval granted to paint the existing structure based on prohibitive cost of alternative resurfacing costs and materials. The

township will be allowed an inspection every 5 years on condition and requiring any repair work to be completed. And the Zoning Compliance permit to be completed.
Supported by Oprita.

Koob asked for any additional discussion.

Vote was taken: Buechler , Hilton , Koob , Mills , Muir , Oprita , Wurmlinger Passed 5/0

OLD BUSINESS-none

Wilton reminded the board that the next meeting will be October 13, 2020.

Predicted agenda items:

Approval of the 2nd phase of Lake Huron Woods. Traffic study that was suggested previously will not be done as the projected traffic increase is less than 500 vehicles.

Pat Moran's plans for the 24th street facility.

Krafft Road apartments.

You have a copy of the Strategic Plan Draft. Please review and provide feedback to Rob Crawford.

Motion by Buechler _____, supported by ___Oprita_____, to adjourn. Vote, ___5/0_____.

Time, ___7:49 _____ 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.