

\_\_\_\_\_ o'clock p.m. Chairperson \_\_\_\_\_ called the meeting of the Planning Commission to order.

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

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

**ALSO PRESENT:** Sharon Wilton, Recording Secretary

**VISITORS: Nathan Waggner-Cash Waggner and Associates**  
Brian Moran-Moran Blue Water  
Ken Moreland-Dorchen/Martin  
Jason Lonehurst-NFE Engineers  
Mark Sharrard-Velma Drive  
Frank Martin-Dorchen/Martin  
Kevin Pertu-PVM

Motion by \_\_\_Oprita\_\_\_, supported by \_\_\_Koob\_\_\_, to approve the agenda as printed and posted, with the removal of the Lake Huron Woods Site Plan under New Business. Vote 4 /0 approved

Motion by \_\_\_Oprita\_\_\_, supported by \_\_\_Koob\_\_\_, to approve the minutes from **9/8/2020** as printed and posted, changing the line ZBA report-should read "it should not be an issue.  
Vote,4 / 0

**REPORT FROM TOWNSHIP BOARD REPRESENTATIVE:**

Buechler absent-Wilton reported  
Super busy with election & absentee ballots  
Site plans and many projects going on

**REPORT FROM ZBA REPRESENTATIVE:**

Oprita-Nothing to report

**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

Site Plan Approval- Lake Huron Woods-Phase 2 (removed from agenda)

- Sponsor Comments

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

Motion by \_\_\_\_\_, supported by \_\_\_\_\_, to approve/deny. Vote, \_\_\_\_\_.

ITEM #2

Site Plan Approval-Fort Gratiot Place Apartments, LLC

Sponsor Comments/Nathan Waggner presented plans prepared by Cash Waggner & Associates. Jasper, IN

Apartments will be located behind the social security office off Krafft Rd.and will consist of 5 buildings. Parcel 5 with a shed will be raised and become part of the project. We will be able to comply with all BMJ requests listed in the

letter.

These will be market rate apartments, not tax subsidized.  
Managers will live on site and there will be full time grounds keepers.

Asked if there were any questions from the board.

Koob raised concerns over property boundaries, looks like plans show possible encroachment or overlap on residential side (Brown residence) and the Port Huron Golf Club boundary. These would need to be reviewed and revised if necessary.

Oprita request a copy of the site plans with a professional seal be submitted. Waggoner will submit. Will need to update the legal description of the property, since it is combining multiple parcels into one property.

Wilton suggested that this can be a condition of approval.

Wurmlinger asked about the requirement of 50% brick.  
Waggoner submitted updated rendering showing an increase in brick exterior to meet coverage requirements.

Lighting has not been approved yet but will be in line with all requirements. Will submit a lighting plan.

Wilton asked about signage location and driveway spacing.  
Waggoner said the plan is to place it near the entrance of the walking trail. It will be included in final plans. The driveway spacing is a bit short according to BMJ, there is a utility pole in the way. Plan is to center with the drive across the road. Driveway taper starts at Velma Dr.

Koob mentioned the 30ft right of way on Kraft Rd.  
Requirement is 50/60ft right of way behind the sidewalk that is on the Port Huron side, and will need to check with the city of Port Huron. Asked about the status of the secondary driveway in and out?

Waggoner responded that they are working on getting it, but assuming they will not and if they do great.

- Citizen Comments

Mark Sharrard of 4125 Velma Dr. He lives at NE corner of this complex

May residents he has spoken with have concerns with security, lighting and privacy.

Asked if lights will have shields to direct away from property, Waggoner confirmed.

Security issues with residents/kids cutting through property to get to the high school. Would prefer a solid wall instead of a berm and landscaping barrier. Backyards face the apartment complex parking lot and he is concerned about loss of privacy with lights shining into residents' backyards and homes. The way cars park they would pull up right into the backyards of homes on Velma drive. A solid wall would keep noise down as well

Waggoner said the NW property line screening consists of a

partial wall and berm. Hopefully that would fix the privacy and noise concerns.

Mr. Sharrard asked about Oak trees on properties, realizes that they are on the site, but would prefer they not be disturbed. Residents enjoy their shade. He has also spoken with Henry Mehta, (owner)

Oprita asked about the height of the berm and wall combined. Koob berm is 7ft, Waggoner said they might reduce, ordinance requirement is 4ft 8'

Mr. Sharrard asked if the wetlands were affecting site drawings. Waggoner said a bit yes, but nothing major.

Waggoner said the center line will be a combination of masonry wall and fence. Mr. Sharrard asked if a wall could be considered instead of berm and tree, for additional security and look. If every resident did their own thing it would not look as nice.

Mills asked if Waggoner would consider a solid wall. Sited the Home Depot property as an example.

Waggoner said if neighbors want it they will consider replacing berm with wall. It will be an added expense.

Koob said residents are requesting

Wilton noted that the project is meeting the requirements with what they have and it would not be required.

Waggoner wants to be a good neighbor and confirmed they would change to masonry wall.

4ft 8' would be the requirement, the current section of wall is shown at 6ft.

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

Motion by Koob supported by Oprita to approve site plan with following conditions:

- Survey notes completed
- Survey with professional seal be submitted
- Masonry wall extended to length of property on the East side
- All permits compelled in response to BMJ review
- Resolve and revision of any boundary issues
- Title work completed on Velma property
- Copy of boundary survey to be submitted to FG
- township

- Driveway spacing approved as written
- Legal description of property updated

Motion by \_\_\_\_\_Koob\_\_\_\_\_, supported by \_\_\_\_\_Oprita\_\_\_\_\_, to approve with conditions noted above.  
Vote, \_\_\_\_\_4/0\_\_\_\_\_.

### ITEM #3

#### Site Plan Approval-Moran Blue Water LLC

- Sponsor Comments

Updated conceptual design package presented to board.

Wilton mentioned the acreage size is different than what was listed. This would change the landscape requirements.

Moran confirmed they are in agreement just referencing two different things

The Bluewater store was acquired last June.

Moran's goal is to have the Jeep brand identity.

This dealership would be one of a few that have been completed in Michigan with the new image.

This update will increase showroom capacity, create a covered reception area for service and connect the used car division to the building.

The collision center was a very big undertaking but we are very pleased with how it has turned out. We were able to move body shop and that has given us more room to add square footage and value to the building. It flows better, with the new exit onto Kraft road. Hopefully reducing congestion on I-25 entrance.

F. Martin reviewed the letter from BMJ and has no problem addressing issues and will submit revised plans after the meeting. We have revised the landscape plan and added additional barrier free parking spaces on North side near preowned plus a couple on the new car side.

Feldman, in Wood Haven, was one of the first ones to adapt the new program for FCA. It will be a fantastic look for the building. Brian and Pat Moran are very happy with the results and looking forward to getting started. We hope we can get conditional approval.

B. Moran stated our goal to be a good neighbor. We are the gateway to Fort Gratiot commercial corridor. Everyone drives by the dealership. Our strength has always been the quality of our facilities. The site was a challenge, Chrysler normally wants 2x the space. We didn't have that unless we demolished the whole place. Chrysler was very understanding of our limitations. This will be a showpiece.

Wilton, thanked Moran for the support of our community.

Moran does a lot with our community and donated umbrellas for

Cruise Night this year.  
Fire chief was concerned with fire truck access to North buildings. 6 parking spaces will be removed. Wilton gave a copy of spacing requirement.

Oprita noted the investment in transforming the old athletic club from a building that has sat empty for so long into a new facility and the updated traffic flow are a wonderful improvement to our area.

Wurmlinger asked about any flood plain issues.

Longhurst said that the mapping isn't based on the actual topography. It shouldn't be an issue with FEMA. Wilton requested an updated drawing to be submitted. Also noted that the legal description, says 24th street and will need to be changed to 24th avenue. There is a 24th street in Port Huron.

Oprita asked for an estimated time to complete baring COVID.

Longhurst gave a 9-12 month estimate but may be limited by material availability and getting on the construction schedule.

Goal to submit to FCA before thanksgiving, or quickly as possible and to finish by this time next year.

Wurmlinger asked if any issues with adding additional ADA parking spaces

No issue, bigger concern is to put them where they would make sense.

Wurmlinger mentioned the 50% brick requirement. Asked if it was a painted brick.

It will be an integral color mixed in the block, along with ACM cladding and glass exterior. Original plans called for painted brick, we got an alternate approved, color is the same.

Any additional comments

No

Any citizens wishing to address

No

Motion to approve by Muir, based on following conditions:

- Adding ADA parking
- Flood plan topography
- Climate parking to allow Fire truck access
- BMJ permit requirements
- Updating parcel size and legal description

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

Motion by \_\_\_Muir\_\_\_\_\_, supported by \_\_\_Wurmlinger\_\_\_\_\_, to approve-with conditions noted above. Vote, \_\_\_4/0\_\_\_\_\_.

*CITIZEN COMMENTS AND/OR QUESTIONS: In order to insure 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.*

**BOARD DISCUSSION:** Township Updates

Wilton we will be meeting on Lake Huron Woods in November

Koob asked if we needed to revise our shoreline ordinances after the LIAA presentations.

Wilton said we received the grant for LIAA to study our shoreline, to see what effect the weather and rising lake levels will have on our area over the next few years. First two presentations were informational. They will review our area and provide a checklist of what we are doing or not doing and propose a chapter to add to our master plan on what we can do or not to help.

Waiting to see their recommendations. Our shoreline is mostly residential so not much more to be developed. Basically suggestions to help residents on how to react. Water levels are predicted to recede by 1ft. Some of their suggestions based on the presentations were to move the home, not always practical since most properties do not have the room.

Mainly an informational presentation to make sure residents can be prepared.

Sharon will resend the link. Important for people to understand its a cycle we go through and unfortunate we are at the high end.

Absentee voting available at the township offices.

Residents can come in and fill out an application and vote the same day. Have approximately 3000 already turned in and 3000 outstanding.

Township open Saturday before election 8-4.

No machine voting before Nov 3

**OLD BUSINESS**

Motion by \_\_\_\_\_Wurmlinger\_\_\_\_\_, supported by \_\_\_\_\_Oprita\_\_\_\_\_, to adjourn. Vote, \_\_\_4/0\_\_\_\_\_.  
Time, \_\_8:06\_\_\_\_\_ P.M.