

7:00 o'clock p.m. Member Buechler called the meeting of the Planning Commission to order and opened the Public Hearing, then continued with the regular agenda.

1. **ROLL CALL**

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

ALSO PRESENT: Sharon Wilton Lori Shink, representative for K. Samuel.
Reid Cooksey, Stonefield Kevin Petru, PVM
Ken Adler, FSP Ted Barss, resident

2. **APPROVAL OF AGENDA: July 12, 2022**

Motion by Mills, supported by Muir, to approve the agenda as printed and posted.

Voice Vote, 4/0. Motion Carried.

3. **APPROVAL OF MINUTES: June 14, 2022**

Motion by Buechler, supported by Muir, to approve the agenda as printed and posted.

Voice Vote, 4/0. Motion Carried.

4. **REPORT FROM TOWNSHIP BOARD REPRESENTATIVE: Clerk Bob Buechler**

Township is in the middle of election season.
Cruise weekend was successful.
Water line work has started on Parker Road
Planning for the 100 acres on Parker Road is still in process, nothing new to report since last meeting.
Spicer is working on preliminary layout.

5. **REPORT FROM ZBA REPRESENTATIVE: None**

6. **PUBLIC COMMENT: None**

7. **PUBLIC HEARINGS: Public Hearing continues at this time.**

ITEM 7-1: REZONING REQUEST, 74-20-004-4037-101 and 74-20-004-4037-110 (Vacant Brace Road)

APPLICANT: Kaylan Samuel, PO Box 595701, Fort Gratiot, MI 48059
OWNER: Kaylan Samuel, PO Box 595701, Fort Gratiot, MI 48059
CURRENT: AG-Agricultural **PROPOSED:** R-2 Two-Family Residential
PROJECT: Multi-Family Duplex Dwellings
LOCATION: Vacant Brace Road
PARCEL#: 74-20-004-4037-101 and 74-20-004-4037-110
LEGAL: 74-20-004-4037-101 BEG E 829' FROM SW SEC COR, TH N00^ 15' W 660', TH E 198', TH S00^ 15' E 660', TH W 198' TO BEG. SECTION 4 T7N R17E 3.00 A
74-20-004-4037-110 BEG E 1027' FROM SW SEC COR, TH N00^ 15'00" W 660', TH E 197.5', TH S00^ 15'00" E 660', TH W 197.5' TO BEG. SECTION 4. T7N R17E. 2.99 A

Applicant Presentation, Lori Shink representing K. Samuel. Request to rezone both parcels and add a duplex on each. Multifamily residences are located across the street. A smaller size duplex is proposed. Each would have a separate septic field.

Hilton asked if the drain would be an issue. It's a stream and would not be an issue. Also asked about which property the barn is located. It is on the adjacent property.

Buechler asked if the parcels will be combined. No, we will keep separate.

Need more affordable housing in the township. Pros - a rural setting, one story, good for aging in place. There are some wetlands on the property but they have been evaluated.

PUBLIC COMMENT: None

Motion by Buechler, supported by Muir, to close the Public Hearing at 7:10 PM. Voice Vote, 4/0. Motion Carried.

COMMISSIONER DISCUSSION: *Planning Commission member discussion only.*

Motion by Buechler, supported by Muir, to recommend approval of the rezoning request for parcels 74-20-004-4037-101 and 74-20-004-4037-110 (Vacant Brace Road) from AG-Agricultural to R-2 Two-Family Residential.

Roll Call Vote, 4/0. Motion Carried.

8. OLD BUSINESS: None

9. NEW BUSINESS:

ITEM 9-1: Site Plan Approval-Hypershine Auto Wash

APPLICANT: EROP LLC; 3130 Kandy Lane, Dacatur, IL 62526

OWNER: Atkins Investments II, LLC., 4604 Atkins Road, Clyde MI 48049

PROJECT: Hypershine Auto Wash

LOCATION: 4758 24th Avenue

PARCEL#: 74-20-015-4046-000 and 74-20-015-4050-000

Applicant Presentation, Reid Cooksey: Plan to demo existing structure and redevelop into a tunnel car wash. Combine parcels to the south to expand. 4000 sq ft, no tanks will be located outside. Parking for 19 vacuum spaces and 4 employee parking spaces. Will provide a screening wall and sidewalk. The exterior will be brick and stone facade very aesthetically pleasing to attract a more premium customer.

Preliminary MDOT review will not allow access from the bank but will approve the most northern entrance. Hilton asked about access, and the AT&T structure. Cross access will not be allowed. Working with DTE to get utilities moved. Due to use, AT&T is not comfortable having cars stack up into their AT&T lot.

Hilton asked about turning left. MDOT doesn't see any issues, and should allow for full movement. Request has been submitted to MDOT.

Wilton asked if work has begun on the parcel next door. Yes, and the next step is to request to combine parcels. Asked about a plan for landscaping on the third parcel to bring into compliance. Plan was for grass turf but will work with the township.

Mills said it will be a nice addition since the restaurant has been vacant for 17 years. It is 3 feet lower than parcels next to it and will need to be built up to get proper drainage and make it a viable parcel.

Wilton mentioned that the engineering review is normally submitted before this meeting.

Wilton's review showed 1.36 acres when parcels are combined.

Buechler was concerned about the driveway but MDOT is working on.

Motion by Mills, supported by Buechler, to approve the site plan with the following conditions:

1. Review and approval of drainage and grading plans by BMJ Engineering
2. Signage information must be submitted with building permit application for approval and be in accordance with the Zoning Ordinance.
3. Waive requirement to have landscaping on south side of parcel.
4. Sidewalk on 24th Avenue (M-25) should be 10-foot-wide concrete.
5. In order to promote safe and reasonable access between public roadways and adjacent land, cross access on the east side of the parcel to adjacent parcels should be sought to improve the convenience and ease of movement of travelers on public roads.
6. Exterior materials elevations provided and met.

Voice Vote, 4/0. Motion carried. Site plan approved with conditions.

ITEM 9-2: Site Plan Approval-Lake Huron Woods-Phase 2 (updated site plan)

APPLICANT: Presbyterian Village, 26200 Lasher Road, Suite 300, Southfield, MI 48033

OWNER: Presbyterian Village, 26200 Lasher Road, Suite 300, Southfield, MI 48033

PROJECT: Lake Huron Woods-Phase 2

ZONING: R-1A Single Family Residential. Special Land Use granted 10-13-2020

LOCATION: Lakeshore Road, west and southwest of 5221 Lakeshore Road

PARCEL#: 74-20-009-3001-000

Applicant Presentation, Ken Adler

- 11 acres of land to develop
- 2 story building with 45 apartments
- 45 ranch home units
- PCE is the engineering company
- Largest difference is the change of the driveway in and out of the property. Wetlands impact has been reduced to .8 acres.

Wilton asked how the Area B wetland impacts construction of the two crossings. Project has approval to fill in with a requirement to add money to an endowment fund and addition of a conservation easement of approximately 40 acres. Culverts will connect the areas, to make sure wetlands stay healthy.

Mills asked if there was an age requirement. Community is for 62 and over.

Hilton asked if cottage residences will also have access to the medical amenities. They will.

Buechler asked if the apartment building will be similar in design and clientele to existing. Confident it will be leased out quickly. This is a collaboration with Port Huron Housing Development. Currently there is a long waiting list for senior housing.

Wilton said they may have to reevaluate the exterior requirements.

Hilton asked about sidewalks not currently on the plan. Low traffic environment, there are sidewalks around the independent living building connecting to the main campus.

Most residents in ranch homes will have cars. Apartments not as much, approximately 50%. We do have more than adequate parking. Will have a bus on campus plus public transportation and the PACE bus that can take to and from apartments

Motion by Buechler, supported by Muir, to approve with the following conditions:

1. Review and approval of engineering plans (including any related easement documents and permits) by BMJ Engineering and St. Clair County Drain Commission approval.
2. Signage information must be submitted with building permit application for approval and be in accordance with the Zoning Ordinance.
3. Approval of an alternate tree in front of cottage units (Autumn Blaze.)
4. Administrative approval of building exterior materials per ordinance.
5. Provide appropriate easement documents and wetlands documentation.

Voice Vote, 4/0. Motion Carried. Site plan approved with conditions.

10. COMMISSIONER UPDATES: None

11. ADJOURNMENT

Motion by Buechler, supported by Mills, to adjourn. Voice Vote, 4/0. Meeting adjourned. Time, 7:40PM