

**Regular Planning Commission Meeting**

**Fruitport Charter Township**

5865 Airline Road

Date: November 24, 2015

Chairman Jacobs brought the meeting to order at **7:00 p.m.**

**01. Roll Call:**

- A. Members Present: Jeff Jacobs, Mike Michelli Jr., Brett Suchecki, Kyle Osterhart, Randy Lee, Geoff Newmyer & Chuck Whitlow.
- B. Members Absent: None.

**02. Approval of the October 20, 2015 Regular Planning Commission Meeting Minutes:**

- A. Revise the word to “present” in paragraph 9.
- B. **Motion** by Lee to approve the minutes with the revision.
- C. **Supported** by Michelli Jr.
  - 1. Roll Call:
    - a. Ayes: Lee, Michelli Jr., Osterhart, Suchecki, Newmyer, Whitlow & Jacobs.
    - b. Nays: None.

**03. Approve / Amend Agenda:**

- A. Revise paragraph 07 to Public Hearing Smith Development PUD
- B. Add paragraph 07A Final Development Plan Smith Development PUD
- C. Revise paragraph 08 to Master Plan Amendment.
- D. **Motion** by Whitlow to approve the amended agenda.
- E. **Supported** by Michelli Jr.
  - 1. Roll Call:
    - a. Ayes: Whitlow, Michelli Jr., Osterhart, Suchecki, Newmyer, Lee & Jacobs.
    - b. Nays: None.

**04. Correspondence / Reports:**

- A. Lowes provided a Speed Bump Plan to Supervisor Werschem.

**05. Public Comments pertaining to agenda topics:** None.

**New Business**

**06. Site Plan Wings Inc. (Buffalo Wild Wings) Remodel**

Parcel: 61-15-122-300-0001-52

Purpose: Enclose patio area into main structure and small storage room.

- A. Jeff Carmody, Regional Manager, 6825 Bonita Vista Court, Rockford, MI.
  - 1. Provide an addition that will have a storage room & increase seats by 18 allowing four season usage.
  - 2. Expand the bar into the new addition.
  - 3. The outside materials will match the existing
- B. **Motion** by Michelli Jr. to approve the Site Plan Resolution provided by the Zoning Administrator Revising the Wings Inc. (Buffalo Wild Wings) Site Plan, Parcel #61-15-122-300-0001-52 dated 10/25/2015.
  - 1. With the following conditions:
    - a. Modify Resolution prepared by Zoning Administrator to read “...site plan, dated 10/28/2015, submitted to the township, ...” as opposed to 10/25/2015 as written.
- C. **Supported** by Newmyer.
  - 1. Roll Call:
    - a. Ayes: Michelli Jr., Newmyer, Osterhart, Suchecki, Lee, Whitlow, & Jacobs.
    - b. Nays: None.

Jacobs described the public hearing process to the audience.

**07. Public Hearing Smith Development PUD**

Parcel: 61-15-127-100-0009-00

Purpose: Consideration of (5), eleven unit apartment buildings.

- A. **Motion** by Lee to dismiss Osterhart, who is a partner in the company providing the construction documents, from voting.
- B. **Supported** by Jacobs.
  - 1. Roll Call:
    - a. Ayes: Lee, Jacobs, Michelli Jr., Newmyer, Osterhart, Suchecki & Whitlow.
    - b. Nays: None.
- C. Lee **motioned** to open the public hearing, Michelli Jr. **supported**.
  - 1. All in favor.
- D. Gary Smith, 15100 Hickory Street, Spring Lake, MI was present to describe the project.
- E. He is proposing five apartment buildings, totaling 55 units.
- F. Werschem said the Future Land Use Plan calls for High-Density Residential.
- G. Whitlow said this is a good use for this parcel & it fits with our Master Plan.
- H. Lee has concerns with having high-density residential in that district and that close to the mall.
- I. Jacobs said medium or high density residential is a desired separation between commercial & residential.
- J. John Tejchma, 6050 South Quarterline. Reviewed the proposed site plan to see where it will be located.
- K. Whitlow **motioned** to close the public hearing, Newmyer **supported**.
  - 1. All in Favor.
- L. **Motion** by Michelli Jr. to recommend to the township Board approval of the Preliminary Plan for Fruitport Apartments PUD provided by the Zoning Administrator, Parcel 61-15-127-100-0009-00 Site Plan dated 11/18/2015.
  - 1. Anywhere in the motion stating PURD should read PUD.
  - 2. All apartment occupancy to be at "Market Rate" & any change shall go back before the planning commission and township board
  - 3. The parcel number is 61-15-127-100-0009-00.
- M. **Supported** by Newmyer.
  - 1. Roll Call:
    - a. Ayes: Michelli Jr., Newmyer, Whitlow, Suchecki, Lee, & Jacobs.
    - b. Nays: None.
    - c. Abstain: Osterhart

**7A. Final Development Plan Smith Development PUD**

Parcel: 61-15-127-100-0009-00

Purpose: Consideration of (5), eleven unit apartment buildings.

- A. Gary Smith and Kyle Osterhart described the units & flow.
- B. All ground level units are going to be accessible, which is required by code.
- C. Driesenga & Associates explained the site plan.
- D. The detention pond will likely always have water in it.
- E. The project will be broken out in phases which will include one building per phase with site improvements in each.
- F. Anticipated construction start would be spring 2016 and go through 2018.
- G. Michelli Jr. would like to see when (8) units are occupied in a building, the next building would begin construction within (7) months.
- H. Smith said materials would likely be a vinyl window, smart trim, wood decks, & a painted aluminum railing. Michelli Jr. would like to see a composite or PVC deck.
- I. Smith said he will provide building signage information for all necessary approvals.
- J. The dumpsters are constructed from ground face block.
- K. The mail boxes need to be shown.
- L. Werschem said there is going to be an issue from the fire department because all requested changes have not been completed.

- M. Jacobs said the accessible spot should be next to the accessible unit. The plan needs to have vegetation on the south side of parking lot to block headlights.
- N. The snow would be moved to open spaces and once filled up it would be trucked off site. Jacobs is concerned about vegetation being in the way.
- O. Jacobs wants a sidewalk from the parking lot to building three. The units have to be labeled. Any can lighting under the canopies on the side and front need to be depicted.
- P. Dumpster enclosure would be gated and there is a side entrance. Need to plant some vegetation around the dumpster. The buildings will be fire sprinkled.
- Q. **Motion** by Michelli Jr. to adopt the motion on the Final Development Plan.
  - 1. Parcel to read #61-15-127-100-0009-00 in the Motion.
  - 2. Windows to be a vinyl window.
  - 3. Decking to be of composite or PVC deck, not wood.
  - 4. Railing to be aluminum, not wood.
  - 5. All Signage to go to Zoning Administrator for approval.
  - 6. Show location for mail and have it approved by Zoning Administrator.
  - 7. Once (8) units occupied in the current phase, then construction is to begin on the next phase within (7) months or extension needs to be approved by Planning Chairman.
  - 8. Site plans to be approved by Fire Marshal and Zoning Administrator.
  - 9. South edge of property to be protected from light spillage from parking areas with a staggered vegetation able to accomplish protection as approved by Zoning Administrator.
  - 10. There needs to be a side walk extending all the way to the parking in between buildings 4 and 3 & buildings 3 and 2, as well as, building 1 and 2 & buildings 5 and 4. Eliminate the edge of the "T" on sidewalks extending west between building 5 and 4, closest to building 5 & between building 1 and 2, closest to building 1.
  - 11. Show can lighting over entries on sides and front elevation.
  - 12. House number signs to be approved by Zoning Administrator.
  - 13. Opening to dumpster enclosure to be screened by proper vegetation as approved by Zoning Administrator.
  - 14. Any additional parking spaces needed in the future to come back before the Planning Commission.
  - 15. Development Agreement to be approved by Township Board.
- R. **Supported** by Whitlow.
  - 1. Roll Call:
    - a. Ayes: Michelli Jr., Whitlow, Suchecki, Lee, Newmyer, & Jacobs.
    - b. Nays: None.
    - c. Abstain: Osterhart

**Unfinished Business:**

**08. Master Plan Amendment:**

- A. Osterhart **motioned** to send the drafted amendment to the Master Plan to the Township Board for review and comment.
- B. **Supported** by Michelli Jr.
  - 1. **Roll Call:**
    - a. Ayes: Osterhart, Michelli Jr., Whitlow, Suchecki, Lee, Newmyer, & Jacobs.
    - b. Nays: None.

**09. Public Comments:**

**10. Adjournment:** There being no further discussion, the meeting was adjourned at 9:30 p.m.

Respectfully Submitted,

Kyle D. Osterhart, Secretary