

MINUTES OF THE COOPER CHARTER TOWNSHIP
PLANNING COMMISSION HELD ON TUESDAY, AUGUST 11, 2015

The meeting of the Planning Commission of Cooper Charter Township was held on Tuesday, August 11, 2015, at the Cooper Charter Township Hall, 1590 West D. Avenue, Kalamazoo, Michigan.

Members Present: Asselmeier, Boekhoven, Corke, Frederick, Reynolds, Stehouwer.

Members Absent: Janssen

Also Present: Michael Homier of Foster, Swift, Collins & Smith, attorneys for Cooper Charter Township; Russ Wicklund, Township Planning Consultant; Representative on behalf of Absolutaire, Inc.; Representative on behalf of A & D Mini Storage.

Chairman Asselmeier called the meeting to order at 7:00 p.m.

Agenda Item

A motion to accept the Agenda was made by Comm. Stehouwer and supported by Comm. Boekhoven. Motion carried 6-0-1, with one member (Janssen) absent.

Review and Approval of Minutes

A motion to approve the Minutes of the July 14, 2015, meeting was made by Comm. Frederick, supported by Comm. Corke. Motion carried 6-0-1, with one member (Janssen) absent.

Citizen Comment

None.

Amendment to Site Plan Review for Absolutaire, Inc., 5496 Riverview, Parcel No. 39-02-35-402-010.

James Ware from James Ware Construction, Inc., Sturgis, Michigan, on behalf of Absolutaire, stated that the applicant bought the piece of property to the north, which will become the new employee parking lot, and the applicant wants to build a 31,750 square foot addition onto the back of the present building.

Comm. Stehouwer questioned Mr. Ware about grading issues, setbacks for the stormwater management system and screening/fencing requirements for the property to the north of the parking lot. There was some discussion about putting additional screening (pine trees) along the east residential property line. There was also concern expressed about the stability of the southerly slope of the southern pond. Mr. Ware stated he is aware of their concern and will take care of it.

Motion by Comm. Stehouwer, supported by Comm. Frederick, to approve the applicant's amendment to site plan to include the new employee parking lot and building addition of 31,500 square feet, provided the applicant meets the following conditions, which shall be administratively approved as stated:

- a. Applicant shall redesign the stormwater management system to meet the 50 foot setback from impounded water in compliance with the Township zoning ordinance and such redesign shall be reviewed and approved by the Township's engineer.

b. Screening shall be required on the east side of the property pursuant to the zoning ordinance and reviewed and approved by the Township's planner.

c. Applicant shall have the Township engineer review and approve remediation of slope erosion and stability of the southerly slope of the southerly pond.

Motion carried 6-0-1, with one member (Janssen) absent.

Amendment to Site Plan Review for A & D Mini Storage, LLC, 2755 Brackett, Parchment, MI, Parcel No. 39-02-35-402-030

The applicant proposes to add a 2,000 square foot (40 x 50 foot) extension to the existing building to put in additional storage units. The applicant was asked what type of lighting would be put on the units. In response to questions about storm water going into the pond, Mr. Wicklund stated the volume of storage is adequate for the addition. There was some discussion with respect to screening materials that would be used on the residential side of the property.

Motion by Comm. Corke, supported by Comm. Reynolds, to approve the application by A & D Mini Storage to amend its site plan to add a 40 x 50 mini storage addition to the existing 40 x 120 building labeled as building number 2. Motion carried 6-0-1, with one member (Janssen) absent.

Master Land Use Discussion

The Commissioners went through their draft questions for the upcoming survey. Mr. Wicklund stated it would be best if direct questions were at the beginning of the survey and open-ended questions toward the end. Comm. Reynolds will take the various surveys and combine them into one document for review at a special meeting on September 1, 2015.

New Business

None.

Old Business

None.

Adjournment

A motion to adjourn the meeting was made by Comm. Boekhoven, supported by Comm. Corke. Motion carried 6-0-1, with one member (Janssen) absent.

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