

WINDSOR CHARTER TOWNSHIP PLANNING COMMISSION  
REGULAR MEETING – JULY 11, 2012  
MEETING ROOM – 7:00 P.M.

Meeting was called to order by Chairperson Dave Kubicek.

Present: Kubicek, Borucki, Blair, Burton, Johnson, Pray

Absent: Bredin

Also present: Jim Foulds, CPS

No public comments.

Minutes approved as printed.

Blair gave report from Township Board.

**LANSING AUTOMOTIVE DISTRIBUTION FACILITY PARKING**

Jim Rozema, representing the Railroad, explained the need for more employee parking. They are not making it closer to the road just extending it longer. The EC Drain Office has given them conditional okay as long as Township approves the site plan. They have noted the Fire Chiefs requirements of marking the curb yellow for No Parking.

Dan Creyts, who lives across the street from the site, expressed concerns that they have not lived up to the agreement which was made when he sold the land to the railroad and GM.. He feels they should put the additional lot to the east of the administration building and add a new entrance off of Guinea Road. Mr. Creyts was just made aware of the request to expand and contacted his attorney this afternoon. He explained that the main drive is for new cars only and concerns about the drain running to the ditch. This is a concern as they pile the snow next to Davis Hwy so it goes to his property or the open ditch on Davis Hwy. He showed the commission that the additional parking would be directly across the street from his home. He stated that it is loud and dangerous when the shifts change.

Jim Foulds explained that the agreement is a private matter on the conditions being met and that the Township can not enforce them. The question before the Planning Commission is does the new plan meet the requirements of the ordinance. It does meet the use, setbacks, no new buildings being added, no new signage and lighting will be done same as the existing.

Blair stated that the standards are met and if they are higher than ours in the agreement would be for Mr. Creyts to enforce. He also stated that the screening planned meets our standards.

Borucki asked if they might consider adding additional pines. Rozema feels they would agree with that.

Mr. Creyts again expressed concerns over road safety and that Guinea has no homes on it so safer for traffic patterns.

Kubicek stated that we can not go over what the ordinance requires or place undo cost or burden on an owner. They still need to get final approval from the drain commission. Also stated that we have no control over traffic nor can we enforce it.

Rozema stated that he was submitting the permit request to the drain commission office with the fee this week. Rozema stated that a conditional approval would be better than voting to table the matter until next month.

Burton stated that he feels we should move forward as they meet our requirements.

**Borucki moved and Johnson seconded to approve the site plan for the Lansing Automotive Distribution Facility contingent upon the contract conflicts between the Railroad and Mr. Creyts are satisfied and that they add half a dozen (6) additional pines at the west end among the deciduous trees. Carried unanimously.**

**SITE CONDOMINIUM ORDINANCE:**

This is still at the attorney's office awaiting review for any conflicts with the new zoning enabling laws.

**Borucki moved and Johnson seconded to set the public hearing for the site condo ordinance, text amendments for private clubs and any other items we have outstanding for Wednesday, October 10, 2012 at 7:00 PM. Carried unanimously.**

**AUGUST MEETING:**

It was discussed that if no pressing business is presented for August that the meeting be cancelled as Jim Foulds will not be available for ordinance work.

No public comments.

**With no further business Johnson moved and Borucki seconded to adjourn the meeting. Carried unanimously. Adjourned at 7:57 PM**

Linda Towsley, Clerk