

WINDSOR CHARTER TOWNSHIP PLANNING COMMISSION  
REGULAR MEETING – November 12, 2014  
MEETING ROOM – 7:00 PM  
AMENDED

Chairman Sandy Pray called the Public Meeting to order at 7:00 pm.

The Public Meeting on the applications for a Rezoning and a Special Use Permit on property located on the corner of Lansing Road and Creyts Road (tax parcel #080-003-200-051 and #080-003-200-041-00) was continued from the previous Public Meeting of October 1, 2014.

Magna America RE Holdings, LLC was unavailable for comment so questions/concerns were raised by the attending public:

Kern Slucter; 6635 Creyts Rd. stated: He was very disappointed that the MAGNA Company did not have a representative at the Public Hearing. He knew that Mr. Ervin was having eye surgery on Wednesday but he planned on another representative being present. He also stated that he knew MAGNA was having a slight problem with the legal description of the property.

Jim Bale; 7972 Creyts Rd. stated: He was also disappointed that MAGNA was not represented and that he did not want to stand in the way of progress. He wondered why someone from the Eaton County Road Commission wasn't present to answer questions. Blair and Slucter responded that they had talked to Blair Ballou at the ECRC and he informed them that there was nothing he could respond to until a traffic study was conducted.

Patty Pisano; 10250 Burgundy stated: Is this how MAGNA sold the idea to the board, that it would bring in jobs to the community? I heard that 281 jobs would be created and that the majority of those jobs will be held by Haitians.

Dan Dotsika, 10250 Burgundy stated: MAGNA is just going to transfer employees from the Howell plant to this plant.

Bergamini responded that MAGNA will not be transferring employees from the Howell plant and that they must meet the requirements of a 3 stage grant program when hiring employees.

Steve Martin; 10198 Burgundy stated: Does the community have a final say in this project?

Chairman Pray responded that after the PC approves the rezoning and special use permit they submit the site plan to the Township Board for final approval. The PC hasn't received a site plan containing truck parking, where the trucks will enter and exit the property. She stated that The plans we currently have are very rough. The MAGNA Company will have to meet stipulations imposed by the Eaton County Drain Commissioner and also the Eaton County Road Commission.

Steve Martin; 10198 Burgundy stated: Will the MAGNA Company keep the property clean if it is shut down due to lay-offs? This concern being brought about due to an article in the Lansing State Journal stating that employees are being laid off at the Cadillac plant.

Corey Baker; 7482 Creyts Rd. questioned: 1) Are there site plans available before the vote? 2) Has the approval already been made and this is just window dressing? 3) Will there be a 3<sup>rd</sup> hearing?

Ms. Bergamini stated that MAGNA is planning on expanding down the road.

Kern Slucter stated that the appropriate word is "may" expand.....

Chairman Pray stated that if that happens MAGNA would once again have to approach the Planning Commission for appropriate approval.

Patty Pisano; 10250 Burgundy questioned: When do we see a copy of the conditions?

Ms. Bergamini made a declaration that her company does have dealings with the MAGNA Company in Howell, MI. ~~She is a vendor for their snack machines in their lunch room.~~ Ms. Bergamini wished to make this declaration so everything was above board.

Corey Baker; 7482 Creyts Rd stated: You do have an interest in MAGNA coming here.

Ms. Bergamini responded that if they lost MAGNA as a customer it would not make a difference in her company.

April Bryan; 10332 Lafayette Lane asked: Who is contracting for the traffic study?

The response was Magna is doing their own, it will be approved or denied by the ECRC and Mr. Jim Foulds, the township Planning Consultant, will also need to look at it.

Gary Reemsnyder, 9541 Billwood stated: He can't believe that they will bring semi-trucks down Creyts Rd.

With no further questions/concerns/issues Chairman Sandy Pray closed the Public Hearing for the Rezoning and Special Use Permit applications. Closed: 7:25 pm.

The regular meeting of the Windsor Charter Township Planning Commission was called to order by Chairman Sandy Pray at 7:25 pm.

Present: Brija, Pray, Burton, Blair, Rumsey, Johnson and Bergamini.

Also Present: Jim Foulds, CPS; Marcie Dailey, Clerk

**Blair moved and Bergamini seconded to approve the agenda as amended, adding SUP and rezoning applications for Compressed Natural Gas under New Business. Passed unanimously: 7-0.**

**Bergamini moved and Rumsey seconded to approve the minutes of the previous meeting. Passed unanimously: 7-0.**

HEAR PUBLIC PRESENT ON AGENDA ITEMS: None

REPORTS:

Board of Trustees: Reappointed Commissioners Johnson and Burton to the Planning Commission. Set a public hearing for November 10, 2014 for the 2015 Budget hearing.

Board of Appeals: None.

Board of Review: Done until December of 2014.

Reports & Announcements: None

UNFINISHED BUSINESS:

**Blair nominated Jerry Brija to be the appointed member of the Commissioners to attend the Tri-County Regional Planning Meetings on behalf of Windsor Charter Township; Johnson seconded the appointment. Brija accepted the appointment. Carried: 7-0.**

**Blair moved and Johnson seconded to continue the Public Hearing on the Special Use Permit and Rezoning applications submitted by the MAGNA America RE Holdings. The Commissioners will leave the date opened so that the applicant can set the date when they are ready to continue; making sure that all time lines are met and that completed site plans are issued to the Planning Commission at least two weeks prior to the meeting.**

NEW BUSINESS:

**Blair moved and Brija seconded to approve the final site plan submitted by Steve Elieff as long as the following conditions are met:**

1. That a final site plan document be submitted to the Zoning Administrator (Sue Butler) which reflects the requirements of the Zoning Ordinance and all the conditions recommended as part of the approval by the Windsor Charter Township Planning Commission.
2. That the Fire Department shall submit a site plan review and approval in writing to the Zoning Administrator (Sue Butler) with an identification of any conditions of approval. (emergency vehicle access roads; location; access to building openings; key boxes; fire alarm annunciator and control panel locations; fire hydrant location, connections and main size; fire department connection locations.)
3. That the applicant shall submit a final drainage plan to be reviewed and approved By the Eaton County Drain Commissioner prior to the issuance of building permits.

Mr. Brian Scholz, a representative of HP Legacy, Inc., made a presentation on behalf of the applicants who are requesting a rezoning and a special use permit on properties located on Lansing Rd. (#080-009-200-070-00; #080-009-200-075-00; #080-009-200-080-00) and Billwood Hwy. (#080-009-200-030-00). The applicants wish to change the zoning from A1/B1 to B2. The applicants are requesting to have a Compressed Natural Gas Fueling Station built at this location.

**Johnson moved and Bergamini seconded to hold a Public Hearing for the Rezoning and Special Use Permit applications submitted at the next regular meeting of the Planning Commission, Wednesday, December 10. Carried: 7-0.**

Bergamini requested that Commissioners receive copies of the detailed site plan well in advance of the scheduled meeting.

HEAR PUBLIC PRESENT ON ANY SUBJECT:

Chairman Pray and Bergamini both reported that they learned a great deal at the Planning Commission Conference held on Mackinac Island in October. They both recommended that every member should attend at least once, if possible.

A sub-committee was formed consisting of Bergamini, Brija and Pray to work with the Village of Dimondale concerning the Comprehensive Plan. Mr. Foulds is approaching the Village with meeting dates of December 2<sup>nd</sup> and 8<sup>th</sup> and January 7<sup>th</sup> and 21<sup>st</sup>.

With no further business **Johnson moved and Brija seconded to adjourn the meeting.**

**Carried: 7-0**

Adjournment: 8:30 pm.

Marceal J. Dailey, Clerk  
Windsor Charter Township