

WINDSOR CHARTER TOWNSHIP PLANNING COMMISSION
REGULAR MEETING – MARCH 7, 2018
MEETING ROOM – 7:00 PM

Present: Holtz, Brija, Sabourin, Pray, Johnson and Bergamini

Absent: Kelley

Also Present: Asst Chief Fabijancic and Lisa Rumsey, Clerk

The regular meeting of the Windsor Charter Township Planning Commission was called to order at 7:00 pm by Chairperson Holtz.

Pray moved and Johnson seconded to amend the agenda under New Business adding Kamphuis properties Change of Zoning and Bay County Holdings, LLC Special Use Permit and approve the agenda as amended. Carried 6-0.

Bergamini moved and Sabourin seconded to approve the minutes of the previous meeting as written. Carried 6-0.

Hear Public present on agenda items: None

Reports:

Board of Trustees: At last week's meeting, approved Green Standard, Inc. and DSM Agricultural LLC's Special Use Permits.

Board of Appeals: None

Board of Review: Board of Review set for March 13th from 9:00 am to 3:00 pm and March 14th from 3:00 pm to 9:00 pm.

Reports & Announcement: None

Unfinished Business: None

New Business:

Pray moved and Brija seconded to schedule Public Hearings for Alpine Development Group, LLC's Special Use Permit, Bay County Holdings, LLC's Special Use Permit and Kamphuis properties Change of Zoning for the next regular Planning Commission meeting on April 11, 2018 at 7:00 pm. Carried: 6-0.

The staff report for Randt & Swan, LLC's (Enduro Engineering Inc.) Site Plan Review was examined. Discussion was held on the barrier-free access being lineated as well as the outside lighting being down-directed, architect is working on a more detailed lighting plan. Landscaping, Screening & Buffering were reviewed. Notation needed on plans for additional parking spaces and dumpster location with screening around the dumpster. Fire lane was determined to meet Emergency Services' needs. Went over Emergency Services requirements prior to occupancy. **Bergamini moved and Johnson seconded to approve the petitioned Final Site Plan Review for a 16,000-sf light manufacturing facility to be located on the south side of Billwood Hwy., and as legally described in Section 9 of Windsor Charter Township (Tax ID #23-080-009-100-070-00) based on the following reasoning and conditions: Subject to the conditions provided below, it is found that the petitioned site plan for a manufacturing and processing establishment for retail sale meets the general standards as provided for B-2, Business District and site development requirements set forth under Section 5.8-1.5. Conditions: 1) Provide site and structure lighting details that is anticipated to serve the**

property. All lighting shall be down-directed or shielded to prevent off-site glare. 2) Show the location of outside storage areas and display areas, if any. 3) The Planning Commission defers twenty-five (25) of the forty (40) required parking spaces until it is deemed necessary by the Planning Commission upon recommendation by one of its members or Township Official. 4) The applicant shall show on the site that the deferred twenty-five (25) parking spaces can be accommodated if required by the Planning Commission to be implemented. 5) Note on the site plan the method of solid waste (e.g. garbage, trash, etc.) disposal that is anticipated to serve the property. If the applicant intended to use a commercial dumpster the site plan shall reflect the location of the dumpster and appropriate screening around the dumpster. 6) Label the sidewalk between parking spaces and principle structure and lineate barrier-free access. 7) Emergency Services requirements in regards to a Knox Box being on the outside of the building and additional requirements as outlined in Emergency Services letter dated March 6, 2018. Carried: 6-0.

Hear Public present on any subject: None

With no further business **Bergamini moved and Johnson seconded to adjourn the meeting. Carried: 6-0.** Adjournment: 7:31 pm.

Lisa A. Rumsey, Clerk
Windsor Charter Township