

Richland Township Planning Commission
Wednesday, April 5, 2023

Members Present:

Greg Turner
Larry Engel
Matt Bray
David King
Chris McNally
Susan Neuenfeldt
Terry Keyser

Members Absent:

None

Others Present:

Rob Grose, Twp Manager
Scott Crofoot, Zoning Administrator

CALL THE MEETING TO ORDER: Chairman Greg Turner called the meeting to order at 7:00 p.m.

APPROVAL OF AGENDA AS PRESENTED: Motion by Susan Neuenfeldt, supported by Matt Bray to approve the agenda as presented. Unanimous vote. Motion Carried.

APPROVAL OF MINUTES FROM WEDNESDAY, FEBRUARY 1, 2023: Motion by Larry Engel, supported by Susan Neuenfeldt to Approve the Minutes from February 1, 2023 provided the Election of Officers is added to the minutes. Unanimous Vote. Motion Carried.

BUILDING INSPECTORS REPORT: Motion by Larry Engel, supported by Chris McNally to receive and file the Building Inspectors report. Unanimous Vote. Motion Carried.

ZONING ADMINISTRATOR REPORT: Scott Crofoot was introduced by Manager Grose as the new Zoning Administrator. There was no report.

PUBLIC COMMENT: No public comment. Motion by Terry Keyser, supported by Susan Neuenfeldt to close public comment. Unanimous Vote. Motion Carried.

NEW BUSINESS:

- A. S-2023-03 – Cornerstone Fabricating of Hemlock, Michigan is requesting site plan approval to construct a 9,600 square foot steel building, including an asphalt parking lot containing 32 parking spaces.

Manager Grose provided an overview of the site plan review. He indicated that the proposed building complies with the setbacks required within an M-1, Industrial zoning district. Grose recommended two other conditions to the site plan involving relocating the northern driveway onto the applicant's property and asphaltting the northern driveway entrance and circulation drive a minimum of 20 feet in width for the length of the parking lot.

Larry Engel also recommended an additional condition involving review and approval of a lighting plan for the site.

Motion by Larry Engel, supported by Chris McNally, to approve S-2023-03 with the following conditions:

1. Approval of the final site plan by the Zoning Administrator prior to issuing a building permit.
2. Approval of the Storm Water Management Plan by the Saginaw County Road Commission and the Saginaw County Public Works Office.
3. The site plan needs to reflect driveway widths.
4. The Site Plan must be revised to show a dumpster location. Depending upon its location, it may not need to be enclosed. The Zoning Administrator will make this determination.
5. Relocate the northern driveway south so that it is entirely on the applicant's property. The driveway width needs to be reflected on the plan.
6. The applicant must pave the northern driveway entrance and circulation drive with either asphalt or concrete a minimum of 20 feet to comply with the above-mentioned ordinance. The asphalt or concrete shall extend easterly to the end of the parking area adjacent to the wood frame garage.
7. The photometric plan must be submitted and approved showing zero foot-candles of brightness at the property lines. Cut-off shades need to be used for all lighting.

Unanimous Vote. Motion Carried.

- B. Discussion on Wedding Barns in Richland Township. Manager Grose informed the Planning Commission that he had an inquiry from a resident of the Township who owns an orchard about the possibility of constructing a Wedding Barn on his property. Grose indicated that the zoning ordinance is permissive, meaning that if a use is not listed in the ordinance then it is not permitted. Grose also indicated that the zoning ordinance does not list Banquet Centers as a use within the commercial districts.

Discussion among the members resulted in a request for the Zoning Administrator to research Wedding Barns and Banquet Centers and prepare an amendment to the zoning ordinance that permits Wedding Barns on Agricultural zoned properties, provided a special use permit is approved. The members also asked that an amendment be prepared to allow Banquet Centers in commercial districts.

Manager Grose informed the Planning Commission that amendments will be prepared and brought to the commission for review within the next few months.

PUBLIC COMMENT: No Public Comment. Motion by Susan Neuenfeldt, supported by Dave King to close public comment. Unanimous Vote. Motion Carried.

ADJOURNMENT: Motion by Dave King, supported by Terry Keyser to adjourn the meeting at 7:35 p.m. Unanimous vote: Motion Carried.

Respectfully submitted by:

Rob Grose on behalf of Susan Neuenfeldt

Richland Township Planning Commission Secretary