

WHITEWATER TOWNSHIP PLANNING COMMISSION
MINUTES FOR SPECIAL MEETING
May 30, 2018

Call to Order at 7:03 p.m.

Roll Call: Dean, Hooper, Jacobson, Mangus, Render, Savage

Absent: Lawson

Also in attendance: Recording Secretary MacLean, Zoning Administrator Habedank + 1 in audience

Set / Adjust Agenda: Set

Declaration of Conflict of Interest: None

Public Comment:

Public Hearing: Site Plan Review Application for Special Use: GINOP Sales, 9040 M72, Williamsburg, MI.

Parcel ID 28-13-003-010-21. Zoning district: CoPUD. Current use: Commercial.

Peninsula Construction request to construct a 12,000 s.f. addition for new showroom, offices and assembly building.

- a. Open public hearing at 7:05 p.m.
- b. Attendance sheet. Please sign in.
- c. Date of publication – May 12, 2018, in the Traverse City Record Eagle
- d. Purpose: Request of special use permit as required by Section 8.11 of the GENERAL STANDARDS FOR COMMERCIAL AND VILLAGE DISTRICTS.
- e. Presentations - Chris Dittenbir, Peninsula Construction, contractor, applicant. Pre-engineered steel building with additional parking for assembly and general business space. Will include landscaping on the west side of the building.

Questions/Discussion:

Why is a special use permit required? Size, 10,000 sf. is allowed, they are requesting 12,000 sf.

Landscaping: New landscaping will be spruce trees. Will attempt to save the ones that are there.

Landscaping only on the Send Market side.

Landscaping will be in accordance to the permit.

Distance between building and Send property.

A fire truck will be able to get through if two trees are left out from the S.W. corner, will need to be as permitted.

The Southwest corner had to be raised.

Asphalt to get to the existing drive.

Will be adding a new septic and drain field.

The addition is smaller than the existing building.

Not required to put fire suppression in.

Habedank: It appears this project meets the requirements of a special use permit. No change to the drive or parking. There won't be a change in traffic. The building will free up space to be able to "hide" more of the equipment or move inside. This will give more of a show area off the highway right-of-way. Assembled items are stored inside.

f. Written comments: None.

g. Public Comment: Against: None

Public Comment: In Favor: None

Public Comment: Anyone wishing to comment who has not already commented: None.

h. Close public hearing on GINOP special use permit at 7:22 p.m.

PC Discussion: No concerns. They have been a good neighbor and this is part of what we are trying to do in keeping agricultural business in the area.

Recommend a motion to approve the Special Use Permit, ***Based on the findings of fact as included in the JUNE 6, 2018, PC MEETING MINUTES, Unfinished Business item 2.***

Motion by Savage, second by Render to approve the Special Use Permit for increased size of building of GINOP Sales' construction of a 12,000 s.f. building; whereas the proposed project meets all zoning ordinance requirements; and whereas the building is in character with the community and is appropriate in the district in which it is located.

Discussion: The PC is comfortable with the project and the ZA will address minor adjustments, landscaping, parking, lighting, etc., per zoning ordinance regulations.

Roll call vote: Dean-Yes; Hooper-Yes; Jacobson-Yes; Lawson- N/A; Mangus-Yes; Render-Yes; Savage-Yes.

Motion carried to approve the Special Use Permit for GINOP Sales.

Approval of Minutes: N/A

Correspondence:

Reports: N/A

Old Business:

1. Status of Amendments 73 – 76 Postponed due to posting of meeting. The board has yet to address these.
2. Article 37 review – Postponed due to posting of meeting.

New Business: None

Next Regular Meeting June 6, 2018.

Agenda: Farming, animals, Article 37; short term rentals have been brought up at the board level; ADU's have been brought up also. Article 17 adjustment.

Public Comment: None.

Commission Discussion/Comments: None

Continuing Education: None.

Adjournment: 7:36 p.m.

Respectfully Submitted
Lois MacLean,
Recording Secretary

Planning Commission Member

Date

Planning Commission Member

Date