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PLAINFIELD CHARTER TOWNSHIP

MINUTES OF THE PLANNING COMMISSION

The regular meeting of the Plainfield Charter Township planning commission was held at Township Hall on September 27, 2011.

Members present: Chair Marie Kessler, Vice Chair David Ridout, Secretary Charles Jylha, Commissioners Gary Gerber, George Pawlowski, Jack Hagedorn and Karl Koster. Also present were Bill Fischer, Community Development Director and Jeff Sluggett, Township Attorney

Approve Agenda

Commissioner Gerber, with the support of Commissioner Hagedorn, moved to approve the agenda.

Motion carried unanimously

Approval of Meeting Minutes

Commissioner Hagedorn, with support from Commissioner Gerber, moved to approve the meeting minutes from August 23, 2011, with minor changes in grammar and syntax, as well as corrections to Commissioner Hagedorn's question and response regarding whether or not the township would be responsible in the maintenance of the archery facility.

Motion carried unanimously

Zoning Ordinance Amendment – Public Hearing for Medical Marijuana Dispensaries

Chair Kessler asked Bill Fischer for comments before opening the public hearing. Mr. Fischer stated that he recognizes the planning commission is very knowledgeable with the history and background of medical marijuana dispensary issue and accordingly there was not a need to provide an extensive presentation. He informed members of the planning commission that they are being asked to consider forwarding a favorable recommendation to the Township Board to approve the ordinance to amend the zoning ordinance which adds the definition of dispensaries and a general provision indicating that medical marijuana dispensaries are prohibited.

Mr. Sluggett emphasized that the language that Mr. Fischer put together in the ordinance is very similar to the language found in adjacent communities' ordinances. He also reiterated that this ordinance would not prohibit the use of medical marijuana for a qualifying patient or a primary care giver, as permitted under the act.

Chair Kessler opened the public hearing.

No one wished to comment and Chair Kessler closed the public hearing.

There were no comments from the planning commission.

Vice Chair Ridout, with support from Commissioner Hagedorn, moved to forward a favorable recommendation to the Township Board to approve the ordinance to amend the Zoning Ordinance to prohibit medical marijuana dispensaries as proposed.

Motion carried unanimously.

Chair Kessler introduced the new planning commission member, Karl Koster and welcomed him.

Site Plan Review – Lake Michigan Credit Union – 5451 Northland Dr. – Steve Witte

Chair Kessler asked Secretary Jylha to read the application. The applicant, Leo Licari is requesting site plan approval for additions to the Lake Michigan Credit Union (LMCU) building located at the address above. The proposed improvements consist of small additions to the north and south of the existing building, as well as modifications of the existing drive through lanes and canopy.

Chair Kessler recognized Steve Witte from Nederveld and Associates. Mr. Witte thanked the planning commission for their time in considering this request. He was accompanied by the applicant, Leo Licari from LMCU, and Chris VanDoozelar from Newco, who will be the general contractor for the project. Mr. Witte indicated that this is a very straight-forward, small project. An 800 square foot addition is proposed for the north end of the building, as well as a 58 square foot addition on the south end of the building. Other improvements include some renovation of the existing building and the reworking of the canopy (drive through) area to the west of the building. The number of parking spaces will be decreased slightly due to the northern addition. Mr. Witte continued and indicated that more than sufficient parking will be available even with the decrease of a few parking spaces. The access to the site and all the landscaping will remain the same. He welcomed and encouraged questions regarding this project.

Chair Kessler asked Mr. Fischer to comment on this proposal. Mr. Fischer indicated that the proposed improvements total an amount slightly larger than what staff can approve administratively, thus it is before the planning commission. He stated that there is no need for additional landscaping, as it is currently very well landscaped. Mr. Fischer indicated that the site plans were well prepared and staff is recommending approval as proposed with no conditions.

Chair Kessler asked for comments from the planning commission. Secretary Jylha asked if there would be an expansion of office activity and possibly bringing in more staff. Mr. Licari indicated that the existing space was too cramped for the existing staff, and that more room would be needed to accommodate the existing staff.

Commissioner Hagedorn asked what the 58 square foot addition would be used for. Mr. Licari explained that it would be an addition to an individual office.

Vice Chair Ridout agreed with the fact that it is quite cramped on the inside of the building, as he visits this facility regularly.

Commissioner Koster inquired about how many parking spaces would be lost due to the addition. Mr. Witte said there would be a total of five on the north side of the building. There will be 35 spaces after the modification, and the requirement is 33 per the ordinance. Mr. Fischer confirmed that the parking would comply with the Zoning Ordinance.

Chair Kessler requested a motion to grant site plan approval for additions to Lake Michigan Credit Union, located at 5451 Northland Drive.

Commissioner Hagedorn, with support from Commissioner Pawlowski, moved to grant site plan approval for the above request.

Motion carried unanimously.

Citizen's Comments

No one wished to comment.

Community Development Comments

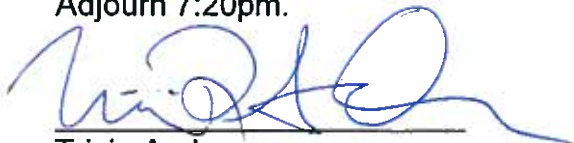
Mr. Fischer reminded the planning commission that the Village Commercial District becomes effective September 30, 2011.

Mr. Fischer also informed the planning commission that the restaurant chain, Tim Hortons, is proposing to develop on an outlot in front of the Meijer store on Plainfield Avenue. He stated that any business who wished to develop within the outlots is required to receive Township Board approval per the conditions of the PUD. Mr. Fischer indicated that the Township Board meeting will be considering the Tim Hortons proposal at their October 3rd meeting and if it is approved, the project will likely be in front of the planning commission at the October meeting for site plan review.

Planning Commission Comments

No comments.

Adjourn 7:20pm.



Tricia Anderson
Recording Secretary



Charles Jylha,
Planning Commission Secretary