

**Saline Township Planning Commission
Public Hearing, November 9, 2010**

Members Present:

Neil Bohnett, Trudy Feldkamp, Laurie Leinbach, Gary Luckhardt,
Robert Prehn, Chuck Rankin, Richard Zahn

Members Absent:

None

Others Present:

Jim Marion, Dan Cabage, Doug Lewan

Meeting was called to order at 7:30 pm.

Roll was taken; quorum established.

Pledge of Allegiance led by Luckhardt.

Approval of Agenda, November 9, 2010: Motion by Zahn to approve as presented, support by Prehn; vote; agenda approved unanimously.

Announcements

Board passed resolution that the township clerk will serve as the Freedom of Information Act representative.

Public Hearing

Special Use Permit Application, A & H Lawn Service

A&H presentation. Signed Lease with Richard Mason several years ago (2002). Have taken ownership of the building and property since May, 2010. Rankin and Prehn visited the property on 11/9/10. It is well maintained and kept clean. Salt is stored under a lean-to, out of the weather. All fuel tanks have self-contained unit. Prehn, good addition. D. Lewan explained why a public hearing? Special uses that may or may not be appropriate. Reviewed key points of his memo (page 2 of memo).

- Has been operating since 2002, very few in attendance, the business must not be an issue.
- Page 2, compatibility with adjacent uses. Tradition of property being used intensively; transition strip (east boundary) suggested in zoning ordinance.
- With General Development Plan (GDP), applicant has no intent to request rezoning. On the GDP, area near Dell Road in designated commercial uses.
- Impact on public and utility. No increase on either.
- Environmental and public health. Site is developed, no new or different structures, no effect on either. Would like more information on the storage of salt or other hazardous materials.
- Documented need. Visited website and appears to be busy.

Is not creating a problem for the future and is not in isolation.

Items to be addressed:

- Transition buffer. We may accept an alternative design. Would the

- tree line be sufficient and acceptable?
- Storage of hazardous materials.

Site plan considerations. In this case, full site plan review is not necessary as no new buildings or parking are being considered. On the supplied plan, there are two storage area designated. We need clarification for each, what is being stored in each? Setbacks are within zoning ordinance requirements. Any new lighting or signage needs to meet zoning ordinance guidelines.

Recommendations from the memo:

1. Addressing the buffering (transition strip) along the eastern property line.
2. Provide description and quantity of hazardous substance storage on site.
3. Provide better description of "material storage" and "outside equipment and pipe storage."
4. Provide explanation of parking on site.

Rankin comments.

Pipe storage, all on racks. Some equipment stored, well organized. Parking lot is approximately 8 feet from the drive. He stopped along US12 and looked back at the site. Could see only the building. The tree line seems to be sufficient. The Township has not received any complaints about the business.

Dan Cabage did an engineering review. He mentioned that even with the existing building, a full site plan should be submitted.

Summary of his written comments:

1. Employee parking and the drainage of the parking area concerns. Need to designate spaces, especially when busy;
2. Show any new storage locations as well as the existing locations;
3. Show all salt storage;
4. The shared access drive, is it public or private? Clarification needed;
5. No written documentation provided for the Farmland & Open Space Preservation Act.

Comments:

E. Heusel, neighbor: question about easement ownership. Feldkamp will check files.

K. Clink, neighbor: water run-off. When water is on his property, water runs above ground. Rankin noticed this toward the back of the property. Lighting plan, try to keep light on own property. This has been discussed with the applicant. Also suggested retention pond for water. There are a few tiles at the south end of site.

Mr. Clink and A & H do get along well and will try to resolve issues between themselves.

How many employees? About 25, 18-20 vehicles on most days, as some employees ride together.

Parking – west side of building, no parking on easement; overflow on

north side, main parking on west side

Materials – keeps materials as needed, not storing for long term; will not be selling retail

Transition strip – open to suggestions

Hazardous material – salt mostly; all under cover, if it gets wet it becomes a rock; in best interest to keep dry; prefers to load in Ann Arbor; no large quantities of pesticides or such, just as each job requires.

Pipe storage – keeps on hand for maintenance

Lewan – pesticides kept in building, locked, no drainage. Water might be an issue.

Prehn – items 2, 3 and 4 state “provide”; we need something in writing and also would like end date for the provides.

Motion by Prehn that the Saline Township Planning Commission approve the A & H special use permit application with the stipulations of, provide description and quantity of hazardous substance storage on site; provide better description of “material storage” and “outside equipment and pipe storage”; and provide explanation of parking on site; submitted to the Saline Township Planning Commission by December 9, 2010. The transition strip is deemed sufficient, based on Section 8.06.d of the Saline Township Zoning Ordinance. Support by Leinbach; roll call vote: Bohnett, y; Feldkamp, y; Leinbach, y; Luckhardt, y; Prehn, y; Zahn, y; Rankin, y. Vote unanimous in favor of motion, motion passes.

Close of Public Hearing, 8:45 p.m.

Other Business

D. Lewan would prefer having a work session prior to public hearings. Discussion.

Rankin has agreed to serve another 2-year term on the Planning Commission. Starting in January, would like to distribute duties to more commission members.

Clink status.

Reminder that applicants need to provide ten copies of application materials (for commission members, engineering review, planner review).

Public Comments

None

Bohnett moved for adjournment, Luckhardt support; vote; meeting adjourned, 9:05 p.m.

Next regular meeting is December 7, 2010, 7:30 pm.

Trudy Feldkamp
Saline Township Planning Commission, Secretary