

**Saline Township Planning Commission
Regular Meeting, April 3, 2012**

Members Present:

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

Members Absent:

None

Others Present:

Jim Marion, Doug Lewan, Dan Cabage, Robert Marion, Kevin Clink,
25 others

Meeting was called to order at 7:33 pm., Charles Rankin presiding.

Roll was taken; quorum established.

Pledge of Allegiance led by Leinbach.

Approval of Minutes: Regular Meeting of February 7, 2012: Motion by Prehn; support by Leinbach; vote; minutes approved unanimously.

Approval of Agenda, April 3, 2012: Motion by Zahn to approve as presented, support by Luckhardt; vote; agenda approved unanimously.

Announcements

Washtenaw County Road Commission will be represented at the Monday, April 9th Township Board meeting, which is scheduled for 7:30 p.m.

Call to the Public

None

New Business

A. Items from the Board.

-balance budget, just under \$459,000; 2010 census showed higher population, brings in more monies from the State of Michigan.

-cemetary cleanup to be on April 21, begin at 9:00 a.m.; spring clean up will be on May 19th, 8:00 a.m. – 2:00 p.m.

-river Raisin water shed group, Saline Township Board perceives no benefit and will not join the council.

-PA 116, John Kohler

-Board of Review

-neighbor dog issue, animal control said right to defend.

B. Master Plan.

Needed to change planners; Doug Lewan has read through the Plan, stated that it has everything that is needed, does need some tweaking, such as some roads are not indicated on maps. He sees

as the biggest issue is that the 2000 census was used, and that we may want to update using the 2010 census information. The Plan meets all statutory regulation.

We should do a re-adoption process, starting with our next meeting (in June). Supervisor Marion will check with Lucas (counsel) about if a public hearing is necessary.

- C. Any Other.
None.

Old Business

- A. Clink Special Use Permit Request

Concrete issue has been resolved (removed). Doug Lewan, final site plan has been submitted. He has reviewed the plan and submitted a report (dated 4/3/12) to the Township. Each phase requires its own site plan; site plan review is valid for one year, can be extended for one year (for a total of two years). Mr. Clink may want to consider combining phases.

Items from report:

-Natural Resources – no significant natural features; any trees on the east side should remain; if trees die, buffer should be planted/installed.

-Soil Samples – no contaminants on site.

-Wetland – located on the east side of property; engineer believes will not be effected.

-Erosion – Dan Cabage will address; will need a soil erosion plan.

-Phasing – currently planning on three phases.

-Setbacks – all structures comply with zoning ordinance.

-Building Location – detailed floor plans and heights need to be included for zoning requirements.

-Wind Turbine and Solar Panels – in notes, but do not appear on site plan. Need to be added.

-Display Area – need details for what is being displayed.

-Parking – complies with zoning ordinance.

-Access – permit needed from Michigan Department of Transportation (MDOT). On the west side there is an easement which will need to be maintained as it is residential, not commercial.

-Circulation – Saline Area Fire Department needs to approve.

-Landscaping – on the east side, there are existing trees and walls. Storage bunkers, at 8 feet, could be buffer, but would need to be approved. Also, needs screening between site and residential neighbor property.

-Lighting – meets ordinance standards.

Recommendations as listed on the memo:

1. Compliance to Washtenaw County Soil Erosion and Sedimentation Control permit.
2. Township Engineer review of preliminary erosion control and storm water management.
3. Re-consider phasing.
4. Submit floor plans and elevations of all phase 1 buildings.
5. Provide display area details as noted.
6. MDOT permit prior to the start of construction.
7. Confirm with Township Fire Chief that site circulation allows for sufficient fire rig access. (Note: Letter has been received. Presented during meeting.)
8. Address final landscaping issues as noted.
9. Provide fixture height as noted.

Planning Commission comments.

Bohnett – visited the site on 4/3/12; concerned about the water drainage;

Zahn – same concern;

Prehn – ready to move on with the process;

Leinbach – also concerned about the water issue;

Feldkamp – would like to make sure the lighting is in compliance; make sure fire equipment will have enough room (letter from Fire Department was presented)

Luckhardt – ready to move on.

Dan Cabage discussed his letter of 4/2/13 to Chair Rankin, regarding his engineering review of final site plan.

Items from letter:

-Salt Storage – He was pleased that the salt storage was addressed, but need details; a sketch would be acceptable.

-Storm Water – is addressed; all looks good; concern about backflow on bigger ditch (west side, US12 south).

-Commercial Drive – need MDOT permit.

-Well for irrigation – permit required.

-Storm Sewer

All permits to Robert Marion, copies to Dan Cabage and the Planning Commission. Mr. Clink stated that he has already requested permits from MDOT. It was suggested during discussion that on the northwest corner, shared drive, that the drain makes a 45 degree angle, should cut the angle down to increase the flow.

-Wind Turbine – needs location on plan.

-utilities to coordinate with the Township.

-Shared access drive – need to show where heavy equipment will flow.

Comments. Bohnett questioned the water flow, catch basins (Mr. Clink stated they would have caps). Zahn also questioned the water flow. Much discussion followed about the water flow.

Prehn stated we should have a time frame for completing the outstanding items.

Lewan agreed that a time limit is a good idea; no building permits until items are resolved. Mr. Clink is operating and has two building permits. Preconstruction meeting involving the applicant, applicant's engineer, Township's engineer, Township's planner and a representative from the Planning Commission. Lewan suggests that this be a required step for all special use permits.

Discussion on display areas, would be landscape materials.

Discussion on our process and next steps.

Motion to recommend final site plan approval of Clink Nursery with the following conditions:

- 1) All recommendations discussed and listed in the memos from Dan Cabage and Doug Lewan, and also no more than 600 yards of any on material on site;
- 2) Preconstruction meeting prior to any new construction; and,
- 3) Amended site plan submitted to Saline Township by May 2, 2012.

Motion by Prehn, support by Leinbach; discussion; vote Bohnett-n; Feldkamp-y; Leinbach-y; Luckhardt-y; Prehn-y; Zahn-y; Rankin-y. Motion passed.

B. Other
None.

Public Comments

Laura Miller, Lodi Township, drilling issue near Grass Road; what is going on? She and others are opposed to the drilling; comments from another Lodi Township resident, also opposed to the drilling.

Ray Barnhard, Paxton Drilling representative, State of Michigan handles permits

Sam Shark, Grass Road resident, additional comments opposing the drilling.

Doug Lewan stated that mineral rights are a different matter, beyond the local township zoning.

Bohnett moved for adjournment, Luckhardt support; vote; meeting adjourned, 9:20 p.m. Next Regular Meeting on June 5, 2012, 7:30 p.m.

Trudy Feldkamp
Saline Township Planning Commission, Secretary