

**Mt. Pleasant Planning Commission
Minutes of Special Meeting
October 21, 2014**

I. Chairman Holtgreive called the meeting to order at 7:00 p.m.

Present: Dailey, ~~Friedrich~~, Hoenig, Holtgreive, Kostrzewa, Lents, Verleger.

Absent: Cotter, *Friedrich*, Ranzenberger.

Staff: Bean, Mrdeza.

II. **Approval of Agenda:**

Motion by Daily, support by Kostrzewa to approve agenda.

Motion approved.

III. Public Hearings:

None Scheduled.

IV. Public Comments:

Chairman Holtgreive opened the floor for public comments. There being no one who wished to speak, public comments was closed.

V. Site Plan Reviews:

A. SPR-14-18 - 1300 N. Harris - Coyne Oil Corporation. Site Plan Review to build vehicle storage and sand-blasting building.

Bean introduced the case, noting that the applicant is proposing the construction of two new buildings, totaling 16,528 square feet of area. One of the buildings will be used for vehicle storage and the other for a sandblasting area. Bean reported that the size of the site is 11.9 acres and currently has two buildings totaling an area of 12,000 square feet. The site currently has a mixture of asphalt and crushed stone paving for parking surface. Bean noted that the proposal includes a 4,460-sf concrete-paved area adjacent to the east side of the building; a 520-sf concrete pad at the southwest corner of the building, and 35-sf concrete pads at the southeast and northwest entrances of the proposed sand-blasting building. In addition there will be a 96-sf pad to the building's west. Bean reported that the site will also include approximately 27,000-sf of new crushed stone parking in the northern portion of the site, east of the main building.

Bean reported that the site shares access from Pickard Street with the property to the south and also has an access directly onto Harris Street.

Bean shared photos of the existing site conditions. Bean reported that the Zoning Board of Appeals approved a variance to permit the use of gravel/crushed stone in lieu of concrete.

Bean shared an aerial view of the parcel, along with the proposed site plan, showing existing buildings and the area of the proposed development, along with the parking area and access drives from both Harris and Pickard Streets.

The property is zoned I-1 Industrial. The property to the north is undeveloped land and is zoned I-1 Industrial. The property to the east is Industrial and zoned I-1; to the south is Commercial, zoned C-3 General Business; and to the west is the city owned Mt. Pleasant Center property which is zoned A-Agricultural.

Bean reported that the height, bulk, density and area requirements are met with the proposal. No new signs are proposed at this time and the applicant will continue to use the current set up for the dumpster.

Bean noted that the Access Management Standards do not apply to this case.

Bean reported that the off street parking calculations are based on usable floor space. With this particular development the parking requirements are minimal, with the applicant reporting that at peak works shifts there will be only two employees utilizing the area.

Bean noted that there is an existing fence on the site that will remain.

Bean noted that because this is an industrial area, the site will need to meet the performance standards listed in Section 154.084(E) of the Zoning Ordinance in regards to fire and explosion hazards; smoke, fumes, gasses, dust and odors; liquid or solid waste; vibration; noise; glare and will need to conform to federal, state, county and city standards set for control of pollution.

Bean reported that the proposed lighting will be exterior wall pack lighting.

Bean noted that the Department of Public Works (DPW) comments were included in packets and Department of Public Safety (DPS) comments were on the dais. Bean highlighted some of the requirements from the departments, noting that all points will need to be addressed by the applicant prior to construction.

Bean noted that in regards to sidewalks, the Planning Commission oftentimes will grant a waiver for Industrial properties through a separate motion. He noted that the current sidewalk policy shows plans for a sidewalk along Harris Street, but lists this as a low priority. He further noted however, that the draft of the Master Plan also shows plans for a sidewalk in this area because of the park located to the north of the site.

Bean concluded his report with the recommendation to approve with the condition that the applicant comply with DPS and DPW requirements.

Commissioner Kostrzewa asked if Harris and Crawford Streets were the same. Bean noted they were.

Chairman Holtgreive asked if, rather than issuing a waiver for the sidewalk, the Commission could require that sidewalks be installed when and if additional sidewalks in the area are installed. As of right now, the sidewalk would not connect to anything. Bean agreed that this could be noted as a condition of approval.

Tim Bebee, Central Michigan Surveying and Development, representing the applicant, addressed the Board. Mr. Bebee clarified that Coyne owns the property to the south as well; that is where most of their building are, and they hold the property in three different deeds. They would take main access through the current industrial site off Pickard Street. The trucks would be stored in the new building overnight.

Mr. Bebee noted there will be a small paint booth in the building and the sandblasting operation that currently is being done outside will be brought inside.

Mr. Bebee referred to the DPW and DPS Comments noting that the access road is designed to hold semi's with full tankers and will therefore also hold fire engines. In addition, the turnaround will be designed for the semi's which have a larger turning radius than the fire engines. He also noted that he believes the fire hydrant issue has already been resolved.

Mr. Bebee referred to the storm water management requirements, noting that they have provided a grading plan. He noted that the overall storm water drainage plan for Coyne and what used to be a scrap yard and is now a Greenfield, was completed in 2008. He noted it went through and was approved by DEQ and is a filtered system. He noted that there is a detention area already built on the Coyne property and further commented that he will get the DPW department that information.

Commissioner Kostrzewa asked if this was an expansion of current operations or a conversion? Mr. Bebee noted it was both. Currently the trucks are parked outside and with all the dew and moisture, they need to be re-painted often, which is currently done offsite. Coyne hopes that by parking the trucks inside overnight, the fleet will last longer. They are also bringing the paint booth on site, which is the only expansion. They have been doing their own sandblasting but will bring that operation inside.

Commissioner Kostrzewa asked if the fleet would access the site off Pickard. Mr. Bebee stated they would; that the drive off Harris is not built for trucks and will not be used by them.

Board Discussion:

Commissioner Kostrzewa noted that he is happy that there will be no truck traffic entering/exiting the site off Harris Street.

Commissioner Lents noted her only concern is with the sidewalks. She indicated she feels that a sidewalk would be used if constructed and extended out to Meridian Park; however agrees that it wouldn't make sense to place a small section of sidewalk that doesn't connect to anything.

Commissioner Lents stated she would like to see a condition placed on an approval to require sidewalks in the future if the city extends the sidewalks out in that area.

Commissioner Dailey asked if there was standard language for such a deferral. Chairman Holtgreive commented that the deferral/agreement could be worked out with city staff and the applicant.

Discussion ensued on which side of the road the sidewalk would likely be placed if one were to be put in that area.

Mrdeza clarified that the park referred to is actually Mission Creek Park.

Commissioner Lents asked the applicant to address the sidewalk condition.

Mr. Bebee addressed the Board noting that there are actually two properties between the Coyne property and the Park; a pumping transfer station (Wolverine Oil Co.) and a wooded parcel owned by TPI. Coyne is not immediately adjacent to park - they are actually about a 1/4 mile away.

Motion by Lents, support by Hoenig, that the Planning Commission approve the request for SPR-14-18 for the property located at 1300 N Harris, based on the site plan dated September 18, 2014 and prepared by CMS & D Surveying / Engineering, with the following conditions:

1. The applicant shall comply with the requirements of the Division of Public Works (DPW) and the Division of Public Safety (DPS).
2. There is a sidewalk agreement that is arranged between the applicant and city staff for future sidewalk construction as needed.

Motion Carried.

VI. Unfinished Business:

None

VII. Adjournment.

Motion by Kostrzewa, support by Dailey to adjourn.

Motion carried.

Meeting adjourned at 7:30 p.m.

bam