

SPRING ARBOR TOWNSHIP  
PLANNING COMMISSION MEETING  
TUESDAY, JANUARY 11, 2022

The regular meeting of the Spring Arbor Township Planning Commission was called to order by Chairman Al Sorenson at 6:08 p.m. at the Spring Arbor Township Hall.

Members Present: Susan Luplow, Doug Martz, Mel Rice and Al Sorenson. Mike Archer arrived at 6:20 p.m.

Members Absent: Terry French, Carl Jacobson and Amanda Wells

Staff: Jan Gardner

Guests: Dave Herlein

**Public Comment:** none

Due to the lack of a quorum, Chairman Sorenson suggested that the next item on the agenda would be from the Reports Section.

**Reports:** Administrative Site Plan Review – Village Crossing/County National Bank: Jan Gardner reported that she received a site plan from Gordon Milnes, owner of Village Crossing, in late September. County National Bank is planning to relocate from W. Main Street to Village Crossing in the space previously occupied by Community Choice Credit Union. The site plan is for construction a single drive thru lane adjacent to the building. After review of the plan by the Township's engineer, approval was given in accordance with Sec. 7.7 of the Zoning Ordinance.

Preparation of Annual Report for 2022: Jan Gardner discussed the requirement for an Annual Report of Planning Commission activity to be provided to the Township Board. The Planning Commission will prepare a report for 2022 and an example report was distributed for review by the members.

Status of paved parking requirement for businesses along M-60: Jan Gardner described our efforts over the last four years to work with two property owners on E. Main to build paved parking lots in compliance with the Township's Zoning Ordinance. In 2017, both property owners signed agreements with the Township that allowed the commercial use of their buildings until MDOT completed the rebuild of M-60 and their driveway approaches; then the agreement required the owners to build paved parking lots within one year. In 2021, both properties became vacant and have been listed for sale with no action taken on building the parking lots. There was a general discussion about the properties and the paved parking requirement.

With Mr. Archer's arrival, the commission began to address agenda items that required a quorum.

**Election of Officers for 2022:** Motion was made by Martz and seconded by Luplow to nominate Al Sorenson as Chairman. Approved. Motion was made by Archer and seconded by Rice to nominate

Doug Martz as Vice-Chair. Approved. Motion was made by Martz and seconded by Archer to nominate Susan Luplow as Secretary. Approved.

**Minutes:** Motion was made by Luplow and seconded by Martz to accept the minutes from the September 21, 2021 meeting. Approved.

**New Business:** Resolution to establish regular meeting dates for 2022: A resolution to establish dates, time and place for regular meetings was distributed and reviewed. Resolution Adopted.

**Old Business:** none.

**Reports continued:** Possible text amendment to allow mixed use: Jan Gardner reported that Toby Jones would like to modify the project that he previously presented to the Planning commission for his five acre parcel on King Road. He would like to design the industrial building to include two residential apartments that would be occupied by the owners of the property.

Our Zoning Ordinance does not allow for mixed use; however, Jan stated that Summit Township's Zoning Ordinance does allow for mixed/combined use as a conditional use. If the Planning Commission supports this concept, the next step would be to draft the necessary amendments to our Zoning Ordinance for review by the Planning Commission. After discussion, the members requested that Jan begin drafting these amendments for review at next month's meeting.

**Member Comments:** none

Meeting adjourned at 7:40 p.m.

Respectfully submitted,

Jan Gardner  
Acting Secretary