

SPRING ARBOR TOWNSHIP
PLANNING COMMISSION MEETING
TUESDAY, JUNE 14, 2022

The regular meeting of the Spring Arbor Township Planning Commission was called to order by Chairman Al Sorenson at 6:00 p.m. at the Spring Arbor Township Hall.

Members Present: Doug Martz, Al Sorenson, Terry French, Mel Rice, Amanda Wells, Jason Vasaris and Carl Jacobson

Members Absent: Susan Luplow and Mike Archer

Staff: Jan Gardner

Guests: Toby Jones, Ryan Morton and Brian Boyer

Public Comment: none

Minutes: Jacobson made a motion to accept the minutes from the April 12, 2022 meeting. Wells seconded this motion. Approved.

New Business:

Public Hearing/Conditional Use Application C22-01 and Site Plan Review SPR22-01- Applicant Spring Arbor Development Group LLC/Toby Jones: Chairman Al Sorenson indicated that both applications would be covered in one public hearing. Toby Jones described their interest in constructing a 40' x 60' building to operate as an owner-occupied business with two owner apartments (1600 square foot each) on the second floor. Brian Boyer reviewed the site plan for the project and answered questions from members of the Commission. Jan Gardner referred members to the review standards contained in Section 5.5 of the Zoning Ordinance. There was no public comment received on the proposed project. After discussion, the following motion was made by Martz and seconded by Jacobson: The Planning Commission recommends approval, to the Township Board, of the proposed owner-occupied business for parcel #000-12-09-400-001-03 subject to the following condition: Approval of the final site plan by the Planning Commission. Motion Approved.

Jan Gardner summarized zoning issues related to the proposed site plan. The plan has been reviewed by the Township's engineer and the Jackson County Drain Commissioner. A copy of the Review Standards from Section 7.3 of the Zoning Ordinance was distributed. After discussion, a motion was made by Martz and seconded by French to approve the site plan dated May 25, 2022 for parcel #000-12-09-400-001-03 with the following conditions:

- Execute a drainage agreement with the Township as requested by the Jackson County Drain Commissioner
- Resolve issues identified by Township's engineer in letter dated June 7, 2022
- Provide a recorded easement agreement for shared driveway

- Comply with Section 7.13 of Zoning Ordinance
- Comply with sign regulations in Zoning Ordinance
- Review and approval by the Fire Chief

Motion Approved.

Old Business: none

Reports: none

Member Comments: none

Meeting adjourned at 6:50 p.m.

Respectfully submitted,

Jan Gardner, Acting Secretary