

**SPRING ARBOR TOWNSHIP
PLANNING COMMISSION MEETING
TUESDAY, AUGUST 8, 2023**

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, Susan Luplow, Mel Rice, Carl Jacobson, Al Sorenson, Jason Vasaris and Mike Archer

Members Absent: Amanda Wells and Terry French

Staff: Jan Gardner

Public Comment: none

Minutes: Jacobson made a motion to accept the minutes from the July 11, 2023 meeting. Archer seconded this motion. Approved.

New Business:

--Public Hearing/Site Plan Review SPR 23-03 Applicant – Doug Dysert.

Jack Ripstra, engineer, reviewed the site plan dated 6/20/2023 for the construction of ten self-storage units on two vacant parcels on Spring Arbor Road. Jan Gardner reviewed zoning issues: current zoning C-3 Highway Service Commercial; self-storage units with no outside storage are a permitted use for the current zoning classification; proposed setbacks meet the required minimum; parking spaces are not required. She also shared that the site plan has been reviewed by the Township engineer, the Jackson County Drain Commissioner and MDOT. Public comment was received from Jennifer Hoop and Pat Bedore. Doug Dysert, owner, responded to questions from Jennifer and Pat as well as Planning Commission members. After discussion, a motion was made by Martz to approve the site plan SPR 23-03 dated 6/20/23 with the following conditions:

- Address the issues contained in the Township engineer's review letter dated 7/10/23 before issuance of building permit.
- Provide a detailed plan for first phase/3 buildings before issuance of building permit.
- Comply with Sec 7.13 of Zoning Ordinance.
- Comply with sign regulations.
- Provide decorative columns and fencing at entrance and maintain a lawn with some landscaping (trees/shrubs) along Spring Arbor Road.

Motion was seconded by Jacobson. Approved.

Old Business:

Site Plan Review SPR 23-02 Applicant – Prominent Design Build Inc.

Christopher Sayles from Prominent Design Build Inc reviewed the revised site plan dated 7/25/2023 for a 2400 square foot addition to the building owned by Heaven's Little Helpers LLC

at 6180 Spring Arbor Rd, Jackson, MI 49201. Heaven's Little Helpers LLC owners, Liz and Julie, and Richard Moran were also present and provided input. Jan Gardner advised that the revised site plan addressed the concerns from the previous site plan. After discussion, Vasaris made a motion to approve the site plan SPR23-02 dated 7/25/2023 for an addition to the Heaven's Little Helpers day care center with the following conditions:

- Address issues contained in the Township engineer's review letter dated 8/7/2023 before issuance of building permit.
- Comply with Sec 7.13 of Zoning Ordinance.
- Install fencing along the south side and east side of the parking lot to keep children away from M-60 and the detention pond as required by Sec 5.9.4 of Zoning Ordinance.

Motion was seconded by Archer. Approved.

Reports:

Jan Gardner shared with the committee members information about an upcoming training opportunity in Jackson County.

Member Comments: none

Meeting adjourned at 7:45 p.m.

Respectfully submitted,

Susan Luplow, Secretary