

## Vergennes Township Planning Commission

June 4, 2012

Meeting called to order at 7:05 pm.

Roll Call – Rasch, Jernberg, Mastrovito and Baird present. Post absent.

**Approve minutes from May 7, 2012 meeting.** Motion by Baird to approve minutes as written, seconded by Rasch . Motion passed.

**Approval or Changes to Agenda** – Jeanne Vandersloot added an item this afternoon. Approved agenda with changes.

**Review Revised Plans for Gas Station at 432 Lincoln Lake Ave** – Joe Grochowalski spoke and went through list in memo by Brian Wegener at Williams and Works.

### Summary of changes:

1. The number of parking spaces was changed and relocated in order to modify the berm between the station and the house just south of the property. The berm should allow for safe mowing while keeping headlights away from the neighbor's windows.
2. Trees have been added back in per revised landscape plan.
3. The landscape island is slightly larger than before.
4. There are new storm water calculations. They will be provided to Williams & Works.
5. The goal with lighting is to use LED in as much as possible. Their plan fits within the Township ordinance requirements.
6. Sign – dimensions in drawing 4' high, 8' long. Ordinance allows for sign to be double that size but feel 4 x 8 is sufficient. Their biggest hurdle was with the height. Can a hill be built under the sign to raise it up higher and to meet the height requirement?

### Special Exception Use Review:

1. Parking spaces removed and placed along Lincoln Lake Avenue. Created bigger berm at same time. Moved sanitary drainfield and made berm larger.
2. Ok to grade west half of driveway to allow for berm. Should eliminate headlights into home.
3. With regard to numbers 4 and 5 under Special Exception Use Review, they should be able to meet those requirements.
4. There will be a walkway from parking lot to intersection which will require an additional culvert.

### Site plan review criteria

1. #1 and #2 comply with ordinance.
2. Preserve existing natural features on site (Page C101 on plans) – very close on revised plan to original number of plantings.
3. Still requesting 2 signs including one above door of restaurant on side of building.

4. Items 6 – 8 should be met without trouble.

#### **Township Engineer Comments**

1. Control spillage –not enough information about Catch Basin #2. Per applicant, they are still working on schematics of layout. Will align with storm water overflow goals.
2. Soil erosion control will also be worked up before any permits requested.
3. Working with Road Commission now. Do not foresee problems there.
4. Health department – will come back out for re-approval of pond, perk test.
5. Items 4 – 6, sign details, lighting and landscaping will meet requirements.

#### **Comments from Commission**

Jernberg– concerned with catch basin closer to sidewalk. Grochowalski pointed out on plan. They can easily run something and tie two catch basins together along Lincoln Lake. An additional catch basin on north side of main entrance. Modify concrete curb to facilitate water runoff to new catch basin.

In the landscape plan, wondered what kinds of junipers were being planted? Deer live in that area and chances are the plants will be gone in a short time. Also, was consideration made with regard to Airport requirements and height of plantings? Would hate to have things planted that would need to be cut or moved away from landing strip. That was given consideration but do not have a list outlining what is allowed or recommended.

Scott commends them for considering neighbors privacy but suggest they look for something deer averse.

Cross section of drainage system – how high water gets before it dumps. 4' pond is normal per Joe. Goes right into drainage area. Either stone or concrete. No soil borings from that area of pond. (d)

Lights full cut off, downcast. LED also. Meets ordinance. Three 20' poles in lot. Wall lights on building. 2 on back and one on each side for a total of four.

Entry for fuel trucks and dumpsters? Come in from Lincoln Lake Avenue and leave via Vergennes. Fuel drops from passenger side of truck.

Light candles in canopy? Not sure of lumens but would like it brighter than Mobile station at highway. People come off ramp and ask why they are not open but they are open 24/7. LED lights object below it but CFL's light entire area. Scott thought Mobile station was too bright.

Their goal is to make it look safe and welcoming, especially females. Scott wants to make sure it isn't all over but focused. Not a shining star in the middle of nowhere. Check out Marathon station at Cottonwood and Bauer road across from Jenison bus garage. This station will be same configuration. Trend is to go all LED lights.

As fuel truck drives in – on pad or half off pad – is pad flush or will it run off? If lid is lifted, there is a pipe in a pipe and designed to capture any spills up to 30 gallons. It runs into tank below.

Sign question by applicant – can a berm be built up under sign? There is a concern about snow cover. Sign will be 4' x 8'. If snow blows around, it may cover bottom of sign/tenant. Jernberg suggested to pier the sides and let snow blow thru. May modify angle of sign so Lincoln Lake sees it – that's where most of traffic is. Should Planning Commission make recommendation to Township Board that sign can be up to 64 square feet? It's approved at 32 square feet but if applicant wants to change it they already would have approval for up to 64 square feet.

Wittenbach said intersection is weird. It is difficult to put sign there.

Brian of Williams & Works felt most everything of concern was covered. They will review sign and lights. How is sign illuminated? All Led lights at base. Applicant will provide details on storm water changes.

Brian asked Commission if they asked applicant to move trees around. No, they saw layout and placed them on own. Need to consider airport requirements so in 15 years, don't have to replant or cut trees in half.

Be prepared to discuss light levels at public hearing. It is a big concern with many citizens in area.

### **Neighbor Comment**

Mr. Fegal felt his concerns had been addressed. Another neighbor not in attendance had concerns about water. Mr. Fegal has an old "Michigan basement" and has never had an issue with flooding or water in basement.

**Jernberg motioned** to accept plans as discussed, to include modifying curb on north side of main entrance from Lincoln Lake Avenue to allow for required storm water collection and proper release into drainage system and have J&H make modifications. Seconded by Baird. Motion passed.

Motion by Mastrovito to set public hearing for July 9, 2012. Rasch seconded motion. Jeanne Vandersloot wants everything by June 20 for public notice purposes.

**2. Set master plan public hearing date** (Should be a minimum of 42 days from 5/18/12) Motion to schedule master plan public hearing for modifications to July 9, 2012 by Baird, seconded by Jernberg.

**3. Adopt revised bylaws changing from 7 to 5 member Commission.** Per Tim Wittenbach, the Board made the change in the ordinance to amend members from seven to five at their last meeting.

Motion by Jernberg to modify bylaws to change Planning Commission from seven to five members; seconded by Mastrovito. All approved. Motion passed.

Mastrovito motions to adjourn meeting at 8:12. Rasch seconded. Motion approved.

Next meeting is July 9, 2012 at 7pm.