

**ALAMO TOWNSHIP PLANNING COMMISSION
REGULAR MEETING**

Held at the
Alamo Township Hall
June 3, 2014

Present: Belden Smith, Newt Covault, Dick Bennett, Pauline Keiser, David Veenstra, Michael Lisak, and Dawn Potter-Williams.

Others present: Kevin Cardiff as consultant; Jaspal Singh, Todd Batts; Bonnie Sytsma, Cooper Township Clerk; and 4 other interested persons

Meeting Call to Order: Chair Covault called the meeting to order with the Pledge of Allegiance at 7:00 pm.

Roll Call of Commissioners: Belden Smith - present, Newt Covault - present, Dick Bennett - present, Pauline Keiser – present, Michael Lisak – present, David Veenstra – present, and Dawn Potter-Williams – present.

Approval of Minutes: Correction that cell tower is approximately one half (1/2) mile west of D Ave and 2nd street. **Motion** to approve the minutes of May 6, 2014 as corrected, by Member Veenstra and supported by Member Smith. Carried.

PUBLIC HEARING: SEUP APPLICATION 5010 West D Ave., Mr. Jaspal Singh. Property is zoned C-2.

Todd Batts, Driesenga & Associates, Inc., project manager, presented the proposed plans for 7,200 square foot building. Primary will be a convenience/liquor store on the west end and rental space on the east end.

Kalamazoo County Road Commission has plans of three (3) lanes on D Ave (turn lane) but not on 12th Street, due to road volume.

There will be on sight septic and well.

On the north side (back of building) there will be single delivery doors – one for the west business and one for the east business. These will not be for public use.

Discussion of issues: drive through; access (stub) road from BP gas station to convenience store, share access point; lighting on building shining from building into parking lot or from poles in parking lot shining to building; security of building (will have ADT) with surveillance in and out of building and off sight access and fire and smoke detection; hours of operation will be 8:00 am to midnight; will have public restrooms; signs in the windows and not block view in and out of building; not cover outside of building with signs; lawn space as to well maintained as actual landscaping; no living quarters in the building; condition and age of the equipment in the building. Cooper Township would be open for water coming from the fire hydrant at the corner of 12th Street and D Ave.

Public Hearing closed: 8:25 pm.

Discussion of Commissioners: Member Veenstra not comfortable with putting conditions on equipment as to how old the equipment can be. Mr. Singh said will have new or good condition equipment (racks and shelving not just coolers).

Motion made by Member Smith and supported by Member Bennett to grant the Special Exception Use Permit at 5010 W. D Ave with the conditions of:

1. No living space in store;
2. Must have supervised security system on sight, including heat and smoke detection in the entire building;
3. No more than twenty (20%) of windows covered with signage;
4. Agrees to a future stub road between BP gas station and convenience store;
5. All equipment will be well maintained and in good condition;
6. Lighting will have the addition of a minimum of three (3) light poles in the parking lot shining toward the store,
 - a. one north by the dumpster;
 - b. one at the southeast corner of the parking lot; and
 - c. one on the southwest corner of the parking lot with the sign;
7. Landscaping shall be maintained;
8. Store hours shall be 8:00 am to midnight; and
9. There shall be a six (6) month review of conditions with annual reviews for five (5) years.

Roll Call: Member Veenstra - yes; Member Keiser – yes; Member Smith – yes; Member Lisak – yes; Member Bennett – yes; Chair Covault – yes; and Member Potter-Williams – yes. Approved.

SEUP for J & K Machine: There will be a special meeting on June 17, 2014 at 7:00 pm. Chair Covault will not be present, but Member Smith will preside over the meeting. J & K Maching is added 70 feet to the building.

Zoning Changes Discussion: Kevin Cardiff, Chair Covault and Member Smith are meeting with the Attorney on Thursday, June 5, 2014.

Land Use Plan: Member Potter-Williams is waiting for verification from attorney as to which entities need the proposed amendment to the Master Land Use Plan.

Citizen Comment: Resident inquired as to status of the cattle truck wash and changes. Building Inspector Kevin Cardiff is working closely with the owner. No changes at this point to come back before the Planning Commission.

Commissioner Comment: Member Smith and Member Bennett will be attending a MSU meeting in East Lansing on June 12, 2014.

Chair Covault thanked everyone for their in put and work on the Mr. Singh project. Do not forget the car show in the Alamo park on Saturday, June 28, 2014.

Adjournment: Motion to adjourn made by Member Smith and supported by Member Veenstra. Carried.

Meeting Adjourned at 8:55 pm.

Respectfully submitted by

Dawn Potter-Williams, Secretary