



1                   **PLANNING COMMISSION WORKSHOP MINUTES - January 11, 2022**

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3                   **CALL TO ORDER/ROLL CALL**

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5 Chair Corfman called the Planning Commission meeting to order at 5:00 p.m. and  
6 Secretary Loeks called the roll. The following Commissioners were present: Chair  
7 Corfman, Secretary Loeks, Treasurer Roberts, Mr. Eavey, and Mrs. Buckham. The  
8 following Commissioners were absent: Vice Chair Davis and Mr. Matson. Also present  
9 was Interim Planner/Zoning Administrator Julie Johnston. Planning/Zoning Assistant  
10 Jennie Miller was participating through Zoom.

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12                   **CITIZEN COMMENT ON NON-AGENDA ITEMS**

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14 Chair Corfman asked if there were any citizens interested in speaking on non-agenda  
15 items. There were none so he moved on to the next agenda item.

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17                   **SET AGENDA**

18  
19 Chair Corfman reviewed the agenda and asked if there were any additions or corrections.

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21                   **Motioned by Secretary Loeks, seconded by Mr. Eavey, to accept the agenda as**  
22 **written. The motion carried unanimously.**

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24                   **ELECTION OF 2022 OFFICERS**

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26                   **Motioned by Mrs. Buckham, seconded by Mr. Eavey, to maintain the current officer**  
27 **positions, which are Mr. Corfman as Chair, Mr. Davis as Vice Chair, and Mr. Loeks**  
28 **as Secretary. The motion carried unanimously.**

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30                   **MINUTES – December 14, 2021, Meeting**

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32 Chair Corfman asked if there were any changes or corrections to the minutes.

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34                   **Motioned by Mrs. Buckham, seconded by Secretary Loeks, to approve the**  
35 **December 14, 2021, minutes as written. The motion carried unanimously.**

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37 Chair Corfman moved on to the next agenda item.

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39                   **NEW BUSINESS**

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41 Seeing no new business, Chair Corfman moved to old business.

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43

44 **OLD BUSINESS**

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46 **A. Corners Business District (CBD)**

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48 Planner Johnston indicated that the Planning Commission wished to discuss the special  
49 exception uses outlined in the CBD to review any potential conflicts within the District.  
50 The following changes were requested:

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52 Places of Worship, Veterinary Clinic, Vehicle Repair, Gasoline Service Station,  
53 Residential Care Facilities: Change the required setback from “residential properties” to  
54 “residential zoning.” All other special exception use criteria will remain the same.

55

56 Planner Johnston asked the Planning Commission for input on subsection b. of i. Access.  
57 It was determined that driveways shall be a minimum of 24 feet in width with a 26-foot  
58 radius at the intersection of public or private roads.

59

60 Subsection d. of vi. Lighting shall be changed from 15-foot-tall light poles to 20-foot-tall  
61 poles.

62

63 Planner Johnston then indicated that the Commission left off at subsection vii. Building  
64 Design. The following changes were requested:

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66 1. Buildings must have a mix of materials, with at least 30 percent of the building as  
67 brick, stone, or other masonry alternative accepted by the Design Review  
68 Committee and approved by the Planning Commission.

69

70 2. EIFS shall be an accepted synthetic building material. All other synthetics are  
71 prohibited unless accepted by the Design Review Committee and approved by the  
72 Planning Commission.

73

74 3. Facades facing public or private roads shall have transparent areas that equal one-  
75 half the linear footage of the façade. An alternative design approach may be  
76 allowed if accepted by the Design Review Committee and approved by the  
77 Planning Commission.

78

79 4. Buildings shall be earth-tone in color. Up to 20 percent of the façade may be colors  
80 outside the earth-tone palate to distinguish the building or enhance a certain  
81 marketing approach. The Planning Commission requested an earth-tone palate  
82 be included in the ordinance.

83

84 5. Ordinance language needs to be included requiring the applicant to clearly define  
85 how deliveries are going to be handled onsite.

86

87 The Planning Commission wrapped up the review stating they would begin at subsection  
88 viii. Signs at the next meeting.

89

90 **B. Planned Unit Development**

91  
92 Planner Johnston indicated that the Planning Commission had seen the draft changes for  
93 the Planned Unit Development ordinance at the last Planning Commission meeting, but  
94 she wanted to be sure there were no additional changes requested.

95  
96 Chair Corfman stated he thought everything looked good and didn't have any changes to  
97 the draft text. Secretary Loeks agreed.

98  
99 Chair Corfman mentioned that Vice Chair Davis wished to see an example of the  
100 proposed increased density. Planner Johnston wondered if the table within the staff report  
101 would meet that need.

102  
103 The Planning Commission discussed when to hold the public hearing for this amendment  
104 and decided both the Planned Unit Development and Corners Business District could be  
105 held in March. Planner Johnston felt that provided enough time to finish the review of the  
106 CBD and do a final check of the draft language before the public hearing.

107  
108 **COMMISSIONER COMMENTS**

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110 Treasurer Roberts provided an update from the Township Board, stating she was excited  
111 to announce that the splash pad met its fundraising goal and may be slightly over the  
112 goal. The Board approved beginning the design phase of the project. She also provided  
113 a new estimate on the 6<sup>th</sup> Street Park bathrooms, which is now \$696,000.

114  
115 Treasurer Roberts informed the Commission on the completion of the KVCC Elm Valley  
116 Drive extension to West O Avenue and their desire to gate the entrance on evenings and  
117 weekends. She stated it is a private road, but she does not believe that the gate was  
118 requested during site plan review. Planner Johnston stated she would look into it.

119  
120 Planner Johnston advised the Planning Commission that Louie's is opening a new  
121 venture known as Stogies and Bogies, which will be a golf simulator and cigar bar. They  
122 have asked the Liquor Control Commission for a takeaway license for Louie's Corner Bar.  
123 Staff believes it is so patrons can take alcohol to Stogies and Bogies. Planner Johnston  
124 could not find anything in the Zoning Ordinance that would prohibit this but asked the  
125 Planning Commission for their thoughts. So far, they have not planned any outdoor  
126 seating which would initiate a special exception use review.

127  
128 Chair Corfman stated he thought it would be up to the Liquor Control Commission whether  
129 this could happen.

130  
131 Planner Johnston indicated it could not be an open container. For that to happen, the  
132 Township would have to adopt an ordinance.

133  
134 Chair Corfman asked if it was a private club or if anyone was allowed entrance? Planner  
135 Johnston did not think it was going to be private.

136 Mrs. Buckham asked if the liquor had to be purchased at Louie's?  
137

138 Planner Johnston advised that Superintendent VanderWiere was reaching out to the  
139 Liquor Control Commission to get a better understanding on what would be allowed.  
140

141 Planner Johnston asked if the Planning Commission would like to have Louie's come in  
142 to explain what they are doing. The Commission decided to wait and see what information  
143 the Liquor Control Commission provided Superintendent VanderWiere.  
144

145 Hearing no further Commissioner comments, Chair Corfman moved on to citizen  
146 comments.  
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148 **CITIZEN COMMENTS**  
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150 Chair Corfman asked if there were any citizens interested in speaking. There were none  
151 so he asked for a motion to adjourn.  
152

153 **ADJOURN**  
154

155 **Motioned by Secretary Loeks, seconded by Treasurer Roberts, to adjourn the**  
156 **meeting. The motion carried unanimously.**  
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158 The meeting adjourned at 7:20 p.m.  
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160 Submitted:

Approved: