



1 **PLANNING COMMISSION MINUTES – February 22, 2022**

2
3 **CALL TO ORDER/ROLL CALL**

4
5 Vice Chair Davis called the Planning Commission meeting to order at 6:00 p.m. and
6 Secretary Loeks called the roll. The following Commissioners were present: Vice Chair
7 Davis, Treasurer Roberts, Secretary Loeks, Mrs. Buckham and Mr. Matson. The following
8 Commissioners were absent: Chair Corfman and Mr. Eavey. Also present was Interim
9 Planner/Zoning Administrator Julie Johnston, Planning/Zoning Assistant Jennie Miller,
10 and Deputy Superintendent Hovenkamp.

11
12 **CITIZEN COMMENT ON NON-AGENDA ITEMS**

13
14 Vice Chair Davis 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.

16
17 **SET AGENDA**

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

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

24
25 **MINUTES – February 8, 2022, Meeting**

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27 Vice Chair Davis asked if there were any changes or corrections to the minutes.

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29 **Motioned by Treasurer Roberts, seconded by Mrs. Buckham, to approve the**
30 **February 8, 2022, minutes as written. The motion carried unanimously.**

31
32 Vice Chair Davis moved on to the next agenda item.

33
34 **NEW BUSINESS**

35
36 **PC#22-05 6th Street Park Restroom - Public Hearing**

37
38 Planner Johnston provided a brief overview of the applicants request of a new restroom
39 facility at 6th Street Park. The park is considered an active recreation use, and an
40 amendment to the overall park plan requires special exception use approval. The
41 proposed restroom will be located to the south and east of the pickleball courts off the
42 existing pedestrian trail. Public water will be brought to the facility and an onsite septic

43 system will be developed for waste management. The Resource Conservation District
44 has a maximum lot coverage requirement of two percent. According to the site plan, the
45 total impervious surface will be three percent after the proposed restroom facility is
46 constructed.

47
48 Planner Johnston stated the lot coverage allowance was designed for residential
49 development, not the needs of an active park and therefore additional impervious
50 surfaces are expected.

51
52 Vice Chair Davis asked for a motion to open the public hearing.

53
54 **Motioned by Secretary Loeks, seconded by Vice Chair Davis, to open the public**
55 **hearing. The motion passed unanimously.**

56
57 Deputy Superintendent Hovenkamp represented Texas Township for this application.
58 Treasurer Roberts asked how the specific location for the proposed restroom was
59 determined. Deputy Hovenkamp indicated it was part of the master plan for the park that
60 was developed years ago. Although the location may seem initially disjointed from the
61 existing facilities, as the park continues to develop, it will be centrally located.

62
63 Vice Chair Davis asked if there were any citizens on Zoom interested in speaking. Planner
64 Johnston stated there were no online participants.

65
66 **Motioned by Treasurer Roberts, seconded by Mr. Matson, to close the public hearing.**
67 **The motion passed unanimously.**

68
69 Vice Chair Davis asked for further Commissioner discussion.

70
71 Treasurer Roberts asked Planner Johnston about the one percent overage of the lot
72 coverage. Planner Johnston stated the two percent lot coverage worked well for the
73 minimum 10-acre requirement for residential development, but it not as beneficial when
74 developing an active park. In addition, as the park grows, this impervious percentage will
75 increase. However, case law is very clear that the Township is allowed development
76 outside of the ordinance for the betterment or service of the residents, and therefore
77 overage is not an issue.

78
79 Treasurer Roberts asked about parking lot lighting. It was noted currently no parking lot
80 lighting exist. The park is open sunrise to sunset.

81
82 Secretary Loeks asked about a light on the south side of the building where the
83 mechanical door is located. The elevation drawings do not show the south side of the
84 building, so it is unknown if a light is planned.

85
86 Planner Johnston also indicated her staff report noted that the planned lights near the
87 restroom doors do not appear to be full cut-off and downward directed. She
88 recommended a condition be placed on any approval to address this.

89 Vice Chair Davis asked if anyone on the Commission was ready to make a motion.
90

91 **Motioned by Secretary Loeks, seconded by Mr. Matson, to approve the 6th Street**
92 **Park Restroom Special Exception Use with the following conditions:**
93

- 94 1. Any proposed building mounted lighting will be full cut-off and downward directed to
95 protect night skies.
- 96
- 97 2. If not already proposed, an additional light shall be placed on the south building façade
98 near the mechanical room door.
99

100 **The motion was approved unanimously.**

101
102 Vice Chair Davis moved on to old business.

103
104 **OLD BUSINESS**

105
106 **Corners Business District (CBD)**

107
108 Planner Johnston stated she provided a complete update to the Corners Business District
109 ordinance with the changes from the last Planning Commission meeting. She stated this
110 would be the final review before the public hearing on March 8th. As requested, public
111 notices were mailed to all CBD property owners and neighboring properties within 300
112 feet of the district.
113

114 After Planning Commission discussion, the following changes were made:
115

- 116 • Landscaping requirements on page 6 included new language encouraging the use of
117 Michigan native species.
118
- 119 • Building design (vii.a) on page 8 eliminated “within the district.”
120
- 121 • Residential development on page 9 was changed as follows:
122 ○ The 150 feet from a single-family zoned or used property was changed to 100 feet
123 to mirror the requirements within the Dimensional Standards.
124 ○ Building density was changed to 18 units and a 6,000 square foot maximum
125 building footprint was included.
126 ○ Parking spaces were changed to 1 for every studio or one bedroom, two for a two-
127 bedroom, and additional spaces equal to 50 percent of the number of units in the
128 building.
129
- 130 • The Design Review Committee membership was changed to three members and two
131 alternates. One member and two alternates will be design professionals and the other
132 two members will be from the Planning Commission and Downtown Development
133 Authority.
134

135 Vice Chair Davis moved on to Commissioner Comments.

136

137 **COMMISSIONER COMMENTS**

138

139 Secretary Loeks asked for clarification on keyhole lots on lakes. Planner Johnston looked
140 up the ordinance and found that they are allowed, but must have at least 300 feet of lake
141 frontage, as well as 20 additional feet for every unit that would have access through the
142 keyhole lot.

143

144 Treasurer Roberts stated this is a controversial topic that has had lots of debate. At one
145 point the Township was considering removing the ordinance, but was told by EGLE,
146 formerly DEQ, that it is better to have an ordinance that provides restrictions. She is
147 concerned about the impacts to the lakes.

148

149 Planner Johnston indicated the ordinance also says that docks and/or boat launching is
150 prohibited.

151

152 Vice Chair Davis asked if there were any additional Commissioner comments, and
153 Treasurer Roberts stated she will be absent from the March 8th workshop meeting.

154

155 Planner Johnston informed the Commission she is anticipating three to four applications
156 for the March 22nd meeting.

157

158 Hearing no further Commissioner comments, Vice Chair Davis moved on to citizen
159 comments.

160

161 **CITIZEN COMMENTS**

162

163 Vice Chair Davis asked if there were any citizens interested in speaking. There were none
164 so he asked for a motion to adjourn.

165

166 **ADJOURN**

167

168 **Motioned by Mrs. Buckham, seconded by Vice Chair Davis, to adjourn the meeting.**
169 **The motion carried unanimously.**

170

171 The meeting adjourned at 7:45 p.m.

172

173 Submitted:

Approved: