

**Orange Township
Planning Commission Meeting**

**Berlin/Orange Fire Department Bldg.
265 W David Hwy, Ionia MI**

April 21, 2015 - 7:00 p.m.

Chairman Dan Reeder called the meeting to order at 7:00 p.m. followed by the Pledge of Allegiance.

Present: Duane Nash, Linn Plett, Brian Stuart, Dan Reeder and Don Barker were present. Also present was Zoning Administrator Jeanne Vandersloot.

Minutes Approval: Barker motioned, Plett seconded, to approve the January 20, 2015 minutes as presented. Motion Carried 5-0.

Agenda Approval: Motion to accept the presented agenda was made by Plett, seconded by Nash, carried 5-0.

Agenda item # 1 – Aldi Store – Site Plan Review

Vandersloot gave a brief synopsis of the application. Chris Grzenkovicz of Desine Inc. gave a presentation on the application and site plan. The property is at the corner of Sprague and State with 3 plus acres that is an out lot of Menards. There will be 81 parking spaces with access to the current Menards driveway and a new driveway to come off Sprague Rd. The Road Commission has approved the entrance. Storm water will be collected from the paved parking lot catch basins and directed to the existing Menards storm water pond. The pond was pre-engineered for the two out lots with underground pipes. Utilities will be underground. LED parking lot lights are downcast. They have a cart corral system where they are under a covered space and a quarter is used to get a cart and when the cart is returned, the quarter is returned. This makes sure carts are not left out in the parking areas and then cart collection systems and people to retrieve them are not needed. The system works well.

The building will have masonry on all sides for an attractive view from any direction. There will also be covered bike parking. Windows will be higher on the Sprague side. In the rear, east side, will be an unloading dock set in a 4.5' deep well with a decorative fence on top of a solid wall for screening. The wall signs were granted a variance to be 2 signs but meeting the square footage. The sign out by the road will be a pylon sign that meets the ordinance.

There is a landscaping plan with trees and bushes. There will be pine trees near the loading dock for more screening of that area. The plants will be irrigated.

Vandersloot went over her review memo. The sewer and water pipes sizes are needed (Chris said they are 8 inches then 6 inches into the building). There are less number of trees but they have added shrubs designed for all seasons. She was concerned about 2 trees close to the corner. Chris suggested moving the southern tree to the other side of the second tree. She also had questions on the wall sconce lights. Chris said 3 will be under the canopy and the other 3 along the outside wall. They will shine downwards and upwards against the building. Chris answered her other concerns, which were that the dumpster will be below grade and screened, the Menards approval signature is on the way, they have submitted to the FAA for permits to use a temporary crane in the construction. They would like a June construction start time.

Duane asked if 1 hydrant was ok. Fire Marshall will check it but they think it is alright. The parking aisles are wide enough, trash will be taken out by the side door by the loading dock. Question about 4 handicap spaces – are they enough? There are 85 total spaces, 4 have shown to work in their experience. The 2% grade meets ADA requirements. They will look at adding another space but would lose 1-2 of regular spaces. They have about 76 stores with about 10 employees each. 1-2 trucks come per day for night deliveries. Pallets and boxes are taken back after the drivers unload the trucks.

Vandersloot recommends approval with the landscaping modification by adding less trees but more bushes and providing the above items and revised plans. Brian Stuart motioned, Don Barker seconded to approve the site plan with the suggested waivers and revisions. Motion carried 5-0.

Agenda item # 2- Sparrow Hospital – Site Plan Completion

Due to the lateness of the site plan, there was not enough time to review it and mail. Vandersloot read through her report brought to the meeting on the application. The plans are to complete the driveway and parking to encircle the building. The driveway will extend to the east then south and connect up to the road off David Hwy that goes to the Ionia County Animal Shelter. It is what the Planning Commission wanted done as soon as possible after the first site plan review. The Fire Chief also wanted two entrances. Bill Roeser from the Sparrow Ionia Hospital noted that the hospital now has the funds to do this connection. They are working with the County on easements for the road/driveway to David Hwy. Linn asked if anyone can use this entrance or is it for ambulance only. It will be for anyone coming from the east to the hospital that can come in that way and avoid busy M-66. They need a larger sign of the same type that will be on State Rd at this entrance. It will let people know this is an entrance. Most patients/visitors/personnel will come off State Rd. After some discussion, Don Barker motioned, Duane Nash seconded to approve the plans as presented. Motion carried 5-0.

They then discussed the sign situation for David Hwy. Vandersloot explained that the ordinance does not permit off premises signs. All signs must be on the business property and this area is owned by the County. A variance could be applied for or the ordinance could be amended to permit this scenario which does not happen often. The members decided a variance was the better way to go on this unusual situation. Linn Plett motioned, Don Barker seconded, to recommend to the Zoning Board of Appeals an approval of a sign variance in the public interest and safety of people coming and going to the hospital. Motion carried 5-0.

Bill Roeser thanked the members and said there will be a ribbon cutting on June 4 at 1:00 pm. The hospital will officially open on June 14 at 6:00 pm. They hope to add a campus of doctor offices in the future. They are pleased to be able to sign some important qualified doctors to the staff. He also mentioned that the Airport Zoning Ordinance was amended to extend the cone to 1000 feet but they are grandfathered and not subject to this new wider distance from the runway. About \$26 million was invested in the new hospital and there will be 311 movement operations of the equipment from the old hospital to the new building. It has to all be coordinated for both to be open until all moved. They found a company that specializes in this type of moving. Ryan Odell is in charge of the moving of the old hospital items to the new hospital.

Agenda item # 3- Master Plan Update

Vandersloot went through the book to show all the updates and photos added. Copies had been sent ahead of time to the members. They would like to get moving on the rest of the process which would be to send it to the Board at the next meeting, then if they approve sending it out, send to the neighboring municipalities for the 42 day comment time. Then a public hearing could be held at the July meeting. Don Barker motioned to accept the plan with the addition of a soil legend in place of a corn photo and some typos corrected and send to the Board for their review. Motion was seconded by Duane Nash. Motion carried 5-0. A motion by Dan Reeder, seconded by Duane Nash was to hold the public hearing at the moved meeting date of July 16. Motion carried 5-0.

Public Comment: None

Adjournment

Barker motioned, Plett seconded, to adjourn the meeting at 8:34 pm. Motion carried 5-0.

Next meeting: The next regular scheduled meeting will be at 7:00 pm, July 16, 2015, at the Fire Dept. Bldg.

Submitted by Jeanne Vandersloot, Recorder