

Niles Charter Township Planning Commission
February 14, 2017
Regular Meeting

Chairman Smothermon called the meeting to order at 7:03 p.m. at the Township Hall, 320 Bell Road, Niles, Michigan.

Pledge of Allegiance: The Pledge was recited.

Roll Call:

- Present: Smothermon, Strefling, Spurlock, McNelis and Cooper
- Absent: Durm and Conover
- Others Present: ZA Hartman and RS Ernsberger
- Guests: None

Approval of Agenda: McNelis motioned to approve the February 14, 2017 Niles Charter Township Planning Commission meeting Agenda as written, Spurlock seconded the motion.

All voting in favor.

MOTION CARRIED.

Approval of Minutes: Spulock motioned to approve of the Niles Charter Township Planning Commission December 13, 2016 meeting minutes as written, Cooper seconded the motion.

All voting in favor.

MOTION CARRIED.

New Business:

Election of Officers: Smothermon opened the floor nomination of officers. Cooper nominated Smothermon as Chair, seconded by Spurlock.

All voting in favor.

MOTION CARRIED.

Smothermon nominated McNelis as Vice Chair, which includes secretary, seconded by Strefling.

All voting in favor.

MOTION CARRIED.

Site Plan Review: Parking Lot Expansion for B & J Liquor Store at 3114 S. 11th Street

ZA Hartman presented the application, no one present to represent the applicant. ZA Hartman explained the applicant plans to expand and pave the current parking lot. She contacted Williams and Works re: how the 11th Street overlay would impact this application and they advised the Commission to only consider the landscaping of the area since the existing building will not be changing. Screening for sound and lights should be considered due to neighboring residential parcels. Current Site Plan shows no lighting. This particular business requires longer hours of operation. The district is General Business, but there are several residential uses in the vicinity. The Fire Chief has concerns regarding ingress and egress. Emergency vehicles may not be able to maneuver the lot as presented. ZA Hartman also mentioned no ADA parking space appears on the plan, and at least one space appears to have issues for backing out. The north side of the parcel may not need screening; there should not be increased traffic if ingress and egress are on 11th Street. Lastly, ZA Hartman suggested the County Drain Commissioner review the application. Hartman suggested a few options to the Planning Commission; 1) approve as submitted 2) approve with conditions 3) require applicant to resubmit with an amended site plan and require the applicant and/or their engineer be present 4) deny the application. ZA Hartman suggested requiring a resubmission with an amended site plan to address all the concerns and require the applicant to be present. Chairman Smothermon opened the floor to the Commission Members to discuss the application and options. Strefling agreed that an updated plan is needed and should include ADA spaces, drain commissioner, screening, retaining wall, MDOT, and the fire department. McNelis reiterated the concerns over the retaining wall which appears to be constructed of railroad ties and the backfill for the wall. He added there are too many questions to approve the application as submitted. Smothermon suggests gathering a list of requirements so the applicant's application is complete when resubmitted. Cooper also shares concern over the railroad ties being used for a retaining wall. He also mentioned the possibility of a retention pond if the lot is paved. Spurlock questioned time limits on applications and that an amended site plan being resubmitted may be required, along with an engineer reviewing the plan. Smothermon agreed and suggested the Township Engineer review the application, especially due to the railroad tie retaining wall. ZA

Hartman explained that extra fees may be charged to the applicant when there are necessary added costs such as requiring a review by the engineer. McNelis suggested tabling the application.

Spurlock motioned to table B&J Liquor Store's Site Plan Review Application until the applicant and/or engineer representing the applicant is in attendance to clarify and to submit an amended Site Plan Review Application; seconded by McNelis.

Cooper initiated motion discussion to clarify any extra costs to review the application and plan in its entirety is charged to the applicant. ZA Hartman confirmed the Zoning Ordinance applies to extra costs.

Motion stands as presented.

All voting in favor.

MOTION CARRIED.

Spurlock motioned to approve the Planning Commission 2017 Meeting Schedule as presented, seconded by Cooper.

All voting in favor.

MOTION CARRIED.

Other Business:

The Planning Commission set a Public Hearing for the Master Plan Update for March 21, 2017 at 7 pm. ZA Hartman reviewed upcoming amendments for the Zoning Ordinance, including but not limited to marijuana, 11th Street Overlay, Site Plan Review section, and minor changes such as typos. Mr. Cooper updated the members that the "Blue Light Special" road repaving project is working well. Those funds set aside to match residents for paving their roads will be depleted after a couple more projects. He also let them know the handicap doors have been installed on the buildings and that the generators will be installed on February 17. McNelis asked for clarification on how the residents are paying their portion of the roads. Cooper explained the Treasurer adds a portion of the amount owed as a special assessment to individual's property taxes each year until the total assessed amount is paid. ZA Hartman advised the members that Michigan's Great Southwest Leadership Council has a 20-30 minute presentation on Livable Communities. The Board of Trustees would like a joint meeting, maybe in May, to hear the program. She also informed the members that the March Agenda will include the ~~Keith~~ mining expansion and the Senior Center Site Plan Reviews. Chairman Smothermon reported the new DQ Restaurant is doing very well and has doubled their staff.

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Comments from the Public None

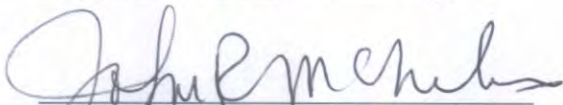
Adjournment

McNelis motioned to adjourn the meeting at 8:09 p.m., Strefling seconded the motion.

All voting in favor.

MOTION CARRIED.

Prepared by Recorder Ernsberger



John McNelis, Secretary

Approval Date: 3-14-17

NILES CHARTER TOWNSHIP PLANNING COMMISSION

REGULAR MEETING

MARCH 14, 2017

7:00 P.M.

NILES CHARTER TOWNSHIP HALL

MEETING ROOM

320 BELL ROAD, NILES, MICHIGAN

- I. CALL TO ORDER
- II. PLEDGE OF ALLEGIANCE
- III. ROLL CALL
- IV. APPROVAL OF AGENDA
- V. APPROVAL OF MINUTES
– Regular Meeting – February 14, 2017
- VI. NEW BUSINESS
 - Site Plan Review – Parking Lot Expansion at 1838 S 12th (Niles Senior Center)
 - Public Hearing – Special Land Use to expand mining operation – M-140 & 247 Ullery Road
- VII. OTHER BUSINESS
 - Update from Township Board Representative
 - Update from Zoning Administrator
 - Other
- VIII. COMMENTS FROM PUBLIC
- IX. ADJOURN