

Niles Charter Township Planning Commission
May 9, 2017
Regular Meeting

Chairman Smothermon called the meeting to order at 7:00 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, Conover and Cooper
- Absent: Durm
- Others Present: ZA Hartman and RS Ernsberger
- Guests: Township Board of Trustees Members Jim Ringler, Jim Stover and Herschel Hoese

Approval of Agenda: Conover motioned to approve the May 9, 2017 Niles Charter Township Planning Commission meeting Agenda as written, McNelis seconded the motion.

All voting in favor.

MOTION CARRIED.

Approval of Minutes: Spurlock motioned to approve of the Niles Charter Township Planning Commission April 18, 2017 meeting minutes, Conover seconded the motion.

All voting in favor.

MOTION CARRIED.

Old Business:

Master Plan Update: The Board of Trustees are requesting the Planning Commission consider revising the Future Land Use Map by expanding the Industrial Section near the 31 bypass; on Mayflower and Niles-Buchanan Roads. Mr. Ringler explained the area is conducive for Industrial Zoning and could benefit the Township in the future. It is north of the Bertrand Industrial Park and near the existing landfill. Mr. Ringler added it makes more sense to expand this industrial area there for future growth in the Township. The Burton Road Industrial Area will really only be conducive to companies like Indeck. He added there aren't too many residential lots in the area and the existing landfill will likely prohibit future residential growth.

Chairman Smothermon called for member discussion. Planning Commission Members discussed several areas on the Future Land Use Map. Mr. Cooper mentioned whether or not the Burton Road area should even remain Industrial. Spurlock suggests remaining focused on the Mayflower area for Industrial expansion. Spurlock and Smothermon voiced concerns regarding the cost of bringing the parcels up to date for industrial plants to go in; such as sewer and water. McNelis shared concerns for residents along Mayflower area. Mr. Conover suggested going further west off Mayflower. ZA Hartman concurred that it may be better planning for future uses to have Industrial on both sides of Mayflower. Future residential development on the west side may be non-existent if the east side is Industrial. Conover also stated that current residential parcels be considered.

Mr. Ringler reiterated that Future Land Use planning must be cohesive for the whole Township. Residents can relocate. Mr. Stover also added that the Bend of the River shooting range already exists along with the landfill. Noise and odor issues already exist that reduce the residential appeal of the area.

Chairman Smothermon stated the Commission would review, gather information and possibly revise the Master Plan accordingly.

Other Business:

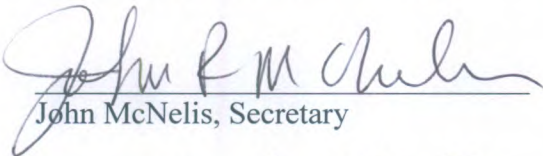
ZA Update: Hartman informed the members that the Township Board of Trustees approve the amendment to remove the 11th Street Overlay Section from the Zoning Ordinance. Ms. Hartman also announced a Joint Special Meeting with the Board of Trustees be considered for June 13th at 6:00 pm. The Regular PC Meeting can follow at 7:00 pm. The Southwest Michigan Planners will be available to discuss community planning and community identities.

Comments from the Public: None

Adjournment

McNelis motioned to adjourn the meeting at 7:52 p.m., Conover seconded the motion.
All voting in favor. **MOTION CARRIED.**

Prepared by Recorder Ernsberger


John McNelis, Secretary

Approval Date: 6-13-17