

Pennfield Charter Township
Planning Commission Meeting
May 7, 2007

Chairman Lindsay Draime called the Planning Commission meeting to order at 6:31 p.m.

Present were Chairman Lindsay Draime, Brad Messenger, Elaine Walters and Paul Anderson. Jay Weiss and Jon Bartlett were excused. Bruce Tuck was absent.

Others present: Gary Graber, Zoning Administrator; Steve Achram and 3 Associates from Atwell-Hicks; Randy Ramsey, CEI Engineering; Chris Kosmowski, City of Battle Creek; Representative of Access Vision and 7 residents.

Meeting opened with the Pledge of Allegiance.

Public Comment

No public comment

Additions or Deletions to the Agenda

No additions or deletions to the Agenda.

Meeting Minutes of April 2, 2007

It was moved and seconded by Paul Anderson and Elaine Walters to approve the April 2, 2007 meeting minutes. Motion carried.

Unfinished Business

It was moved and seconded by Paul Anderson and Elaine Walters to approve the zoning ordinance amendments. Motion carried.

New Business

Steve Achram of Atwell-Hicks submitted final site plan for Walmart. It was then opened to the public for comment. Questions asked by members of the public were concerning ground water, closeness to neighborhood, traffic, reduction of store size, affect on sales and property taxes, water supply and retention, project start time and environmental issues.

It was moved and seconded by Paul Anderson and Elaine Walters to approve the final Walmart site plan with the recommended conditions from CEI as follows:

1. Copies of construction permits will be submitted to the Township prior to starting construction. These permits include, but are not limited to, DEQ permits for public sanitary sewer and water main, DEQ permit to construct storm sewer outlet treatment near river, soil erosion and sedimentation control, tapping into a county drain, and MDOT right-of-way.
2. Recorded easements for sewer and water and acceptable as-built drawings will be provided to the Township prior to an occupancy permit.
3. Wal-Mart will pay for the Township's costs for consultant review of plans, specifications, periodic construction observations, and approval reviews.
4. Legal descriptions will be provided to the Township for the Wal-Mart parcel and out-lots, excluding the new county road right-of-way.
5. Proper drainage provisions will be constructed in the MDOT right-of-way.
6. Site Plan modifications requested by the City of Battle Creek DPW 4/30/07 letter will be made.
7. Comments from the Battle Creek Wellhead Protection Team 5/4/07 letter will be considered and addressed to the satisfaction of the Township Engineer.
8. An environmental fund provided by Wal-Mart will be set up so the Township can pay for all costs associated with independent water testing.
9. A maintenance agreement satisfactory to the Township's attorney will be executed.

Motion carried.

Public Comment

No public comment

Commissioners Comments

Paul Anderson - Appreciates people from Wal-Mart's ability to work with township.

Elaine Walters – Also appreciates Wal-Mart. Don't forget to vote.

Brad Messenger – Vote. It is spring and the bikes are out now so look out for them.

Lindsay Draime – The next Planning Commission meeting will be June 4, 2007.

It was moved and seconded by Brad Messenger and Paul Anderson to adjourn the meeting. Motion carried and meeting was adjourned at 7:44 p.m.

Minutes prepared by Barbara Phillips
From the notes of Brad Messenger and recording of meeting