

**Pennfield Charter Township**

**Planning Commission Meeting**

**Minutes of July 13, 2009**

Chairman Paul Anderson called the Planning Commission meeting to order at 6:30 pm.

Members present were: Jon Bartlett, Brad Messenger, Jack Pooler, and Joseph Weiss. Elaine Walter was excused. Curtis Whitaker was absent. A quorum was met.

Others present: Russ Wicklund, Township Planner; Rob Behnke, Township Supervisor/Zoning Administrator; Sandra Cummings, recording secretary; a representative of Access Vision; Barbara Darlington, Deputy Supervisor; Chris Reen

and one resident.

Meeting opened with the Pledge of Allegiance.

**Additions or Deletions to the Agenda**

There were no additions or deletions to the agenda.

**Meeting Minutes of June 1, 2009**

A motion was made by Brad Messenger, seconded by Jon Bartlett, to approve the June 1, 2009 meeting minutes. Motion carried.

**New Business**

**A) Pennfield Self Storage Phase II Special Land Use**

A Public Hearing was conducted to consider a Special Land Use request from John Reen and Ernie Lahusky of 19915 Capital Avenue, NE. This request is know as Phase II of the project to construct mini-storage/self-storage units, and will be for the immediate construction of two additional units, to be followed in the near future by two more additional units. Pennfield Self Storage was represented by the general contractor, Mr. Chris Reen, of Reen Construction.

The Planning Commission asked Mr. Reen if the new units would include new hard-surfaced paving. Mr. Reen indicated that the asphalt would be a continuation of the surface that currently exists. Another question involved the placement of the refuse dumpster. It will need to be relocated when the new units are constructed, and the Planning Commission wants to make sure it is properly screened on three sides per Township requirements.

A major concern addressed by the Planning Commission members involved the ability of the existing retention area to handle the increased water run-off from the proposed additional hard surfaced area. Chris Reen indicated that if necessary, the retention pond

### **Page 2 Planning Commission Meeting July 13, 2009**

area would be expanded to accommodate the additional run-off. New retention areas would be tied in to existing areas. It was recommended by the Planning Commission that Reen Construction consult with a drain expert, such as Calhoun County Drain Commission, to seek advice on whether the retention area will in fact be adequate or need to be expanded. Mr. Reen was agreeable to the recommendation.

Another concern was that no outside storage of items be allowed. Mr. Reen indicated that nothing would be stored outside the storage buildings. It was pointed out that no phone calls were received in the Township office prior to the meeting. One letter was received from resident Jane Leonard, of 19851 Capital Avenue NE, and was in support of the proposed project to add more storage units.

A motion was made by Brad Messenger, supported by Jack Pooler, to approve the Special Land Use request submitted by John Reen and Ernie Lahusky of Pennfield Self Storage for the construction of up to four new mini-storage units with the condition that the water run-off needs be evaluated by Calhoun County Drain Commission or similar authority. The request was approved. A voice vote follows:

Paul Anderson yes Jon Bartlett yes

Brad Messenger yes Jack Pooler yes

Jay Weiss yes Curtis Whitaker absent

Elaine Walter excused

### **Old Business**

### **A) Proposed Wind Energy Conversion Systems (WECS) Zoning Ordinance**

Discussion was held by the Planning Commission regarding proposed Wind Energy Conversion Systems Zoning Ordinance amendments. Russ Wicklund, Township Planner, was present to go over revisions of language of the proposed amendments. A major concern with Turbine Units revolved around the need for the installer's contact information for emergency contact purposes. It was pointed out that installer's frequently go out of business, and contact can be difficult. Another difficulty that needs to be addressed is who will take responsibility for removal of WECS units when they are no longer functioning. Storage of electricity and the ensuing dangers were also discussed.

#### **B) Proposed Capital Business District (CBD) Zoning Ordinance**

Discussion was held by the Planning commission regarding proposed CBD Zoning Ordinance. Discussion centered on permitted and special land uses, site development, and design criteria. Shared parking, corridor preservation, landscaping and pedestrian traffic were also discussed. Modification of the "Big Box" style of development could be a desirable alternative in this area. Further discussion will be held in the near future.

#### **Page 3 Planning Commission Minutes July 13, 2009**

#### **CITIZEN COMMENTS**

No citizen comments at this time.

#### **COMMISSIONER COMMENTS**

Rob Behnke commented on the encouraging progress of the Green Ridge Development project. Brad Messenger complimented "The Pines at Pennfield", formerly known as Crown Chase Apartments on the many improvements they have been making to the apartment complex.

#### **ADJOURNMENT**

A motion was made by Brad Messenger, seconded by Jay Weiss, to adjourn at 8:05 pm. Motion carried.

Sandra Cummings, Recording Secretary