

Pennfield Charter Township

Planning Commission Meeting

Minutes of June 4, 2012

The meeting was called to order at 6:35 pm at the Pennfield Middle School cafeteria. Members present were Paul Anderson, Jon Bartlett, Brad Messenger, Mickey Harris, Curtis Whitaker, and Jack Pooler. Elaine Walter was excused. A quorum was met.

Others present: Supervisor Rob Behnke, Recording Secretary Sandra Cummings, Mr. Gurmukh Singh of GSA, LLC, Mr. Singh's Building Contractor, Roger Lawrence, and five residents.

All attendees recited the Pledge of Allegiance.

APPROVAL OF MEETING MINUTES

Brad Messenger made a motion, seconded by Curtis Whitaker, to approve the Planning Commission Meeting Minutes of May 7, 2012. The motion carried.

PUBLIC COMMENTS

There were no public comments.

PUBLIC HEARING:

a) Public hearing to hear comments associated with a Special Use Permit request from Mr. Gurmukh Singh, c/o GSA, LLC, to operate a storage facility at 124 Eastwood Drive.

A Public Hearing was held to hear comments regarding a Special Use Permit request for the property at 124 Eastwood Drive, formerly known as the "Laundromat". No correspondence had been received by mail or by phone prior to the meeting. Mr. Gurmukh Singh owns the property in question, and also owns a nearby grocery store known as "Sam's N Supermarket" located at 862 North Avenue. Mr. Singh's contractor, Roger Lawrence, presented the Special Use Request to the Board members and public residents. Mr. Lawrence explained that after proposed renovations, Mr. Singh would like to use the building to house two storage units. Approximately one half of the building will be used as a storage facility of shelving and other inventory for Sam's N Supermarket. The other half of the building will be rented to a tenant for storage of items

allowed by the Pennfield Township Ordinance. No specific tenant or type of items to be stored has been secured as yet.

Mr. Lawrence presented a basic drawing of the proposed layout of the building to the Board members. No architectural building plans were submitted at this time.

Mr. Lawrence verbally indicated that the proposed renovations will include a new rubber roof, steel framed windows and steel double-doors for entry into both proposed storage units. The parking lot will not be improved, as he feels it is currently stable enough to support the traffic expected for use of two storage facilities. The grounds will be maintained and the landscaping will be improved as needed to comply with Township standards.

It was noted that this building is currently on the "Dangerous Building List" for Pennfield Township, and was supposed to have been made viable or torn down by May 1, 2012.

Mr. Lawrence represented Mr. Singh's opinion that the use of the building as a storage facility will be an improvement to the neighborhood and a benefit to the Township's tax base, as opposed to tearing it down and leaving a vacant lot.

The Board heard Public comments from Mr. and Mrs. Fred Winkler, who reside at 102 Viking Drive. The Winkler's live directly behind the "Laundromat" building, and indicated that there is a brushy, overgrown area between their property and the Singh property. They would like to see the area cleaned up. They voiced no objection to the Special Use request. Also present was Lindsay Draime of 201 E. Coolidge. Mr. Draime also owns several properties in the neighborhood in question and voiced no objection to the requested Special Use request.

The Board members asked questions regarding the plans for maintenance and compliance with Building Permits and Code Enforcement. Mr. Lawrence assured the Board that all proper Building Permits would be obtained prior to renovations. The Board members requested that detailed architectural drawings be submitted for the proposed renovations. The Board members asked if the facility had a working well, and it was indicated that there is no working well at this time. The Board feels that there should be a maximum time limit on commencement and completion of the renovations, and that the "Demolition Process" should not be halted until the building comes into acceptable compliance with building requirements. The Board discussed requiring a Performance Bond of an amount equivalent to the approximate cost of demolition.

Brad Messenger made a motion, seconded by Jack Pooler, to recommend approval of the Special Use Request submitted by Mr. Gurmukh Singh to the Pennfield Township Board of Trustees, with the following stipulations and one friendly amendment:

- 1) There shall be no more than two storage units in the facility.
- 2) There shall be no hazardous materials or illegal materials stored in the facility.
- 3) The design of the renovations/improvements shall be approved by the Supervisor and the Township Building Inspector.
- 4) The renovations/improvements shall commence no later than 30 days after Board approval and be completed within a 6 month period.
- 5) There shall be no living space or office space provided within the facility.
- 6) Grounds maintenance shall be ongoing and timely.
- 7) **Friendly Amendment:** There shall be a Performance Bond in the amount between \$12,000 and \$20,000. Amount to be indicated at the July 10, 2012 Board meeting.

The motion carried. Voice vote follows:

Paul Anderson yes Jon Bartlett yes

Curtis Whitaker no Brad Messenger yes

Jack Pooler yes Mickey Harris yes

Elaine Walter excused

PUBLIC COMMENT

No public comment.

BOARD MEMBERS COMMENTS

Paul Anderson indicated that Mr. Singh should prepare the architectural drawings to present to the Pennfield Township Board of Trustees meeting on July 10, 2012. The Board of Trustees will review the Planning Commission recommendation to approve his Special Use Request at that meeting.

Brad Messenger and Jack Pooler indicated that the Planning Commission meeting on July 2, 2012 will be important as it will address a Zoning Amendment Request by L.W. Smith regarding Wind Turbines.

ANNOUNCEMENTS BY THE CHAIR

There will be a Public Meeting held by MDOT at the Pennfield Middle School Cafeteria on June 7, 2012, from 4:00 to 6:00 pm, to answer questions and concerns regarding the up-coming renovation of the Bridge on M-66 north of White Rabbit Road.

The next Planning Commission meeting will be held on July 2, 2012, at 6:30 pm.

ADJOURNMENT

Brad Messenger made a motion, seconded by Jack Pooler, to adjourn the meeting at 7:35 pm. Motion carried.

Submitted by:

Sandra Cummings

Recording Secretary