

MINUTES OF THE COOPER CHARTER TOWNSHIP
PLANNING COMMISSION HELD ON TUESDAY, DECEMBER 11, 2018

A meeting of the Planning Commission of Cooper Charter Township was held on Tuesday, December 11, 2018, at the Cooper Charter Township Hall, 1590 West D. Avenue, Kalamazoo, Michigan.

Members Present: Asselmeier, Boekhoven, Bricker, Corke, Crosby, and Frederick. David Fooy, the newest member of the Planning Commission, will be sworn in at a subsequent meeting.

Members Absent:

Also Present: Michael Homier of Foster, Swift, Collins & Smith, attorneys for Cooper Charter Township; Russ Wicklund, Township Planning Consultant; Applicant, Heath Terlesky.

Chairman Asselmeier called the meeting to order at 7:00 p.m.

Agenda Item

A motion to approve the agenda was made by Comm. Boekhoven, supported by Comm. Bricker. Motion carried 6-0-0 with one vacancy.

Review and Approval of Minutes

A motion to approve the Minutes of the November 13, 2018, meeting of the Planning Commission was made by Comm. Frederick, supported by Comm. Boekhoven. Motion carried 6-0-0 with one vacancy.

Citizen Comments

No citizen comment.

Open Public Hearing

Site Plan Review: Heath Terlesky, 6087 North Riverview, Kalamazoo, Michigan. Mr. Terlesky is seeking an amendment to an existing site plan to store items used in his inflatable rental business, bring in a Budget Truck Rental service and be able to house three or four trucks at one time. He will need to expand the parking lot to allow up to 14 parking spaces. He is going to upgrade the exterior in the spring.

Comm. Frederick questioned whether the inflatables are set up outside for advertising purposes, to which the Applicant said they are not. However, if the inflatables are wet from use, he may have to set them up temporarily to dry out. He will make sure they do not obstruct the sight lines for the road. The 3 or 4 Budget Rental trucks would be parked on the south end of the parking lot.

Comm. Corke asked about the junk on proposed parking spaces 9, 10 and 11. The Applicant stated that they have already taken out six dumpster loads of chopped up wood and will continue to do so for the next six to twelve months. Comm. Corke inquired about proposed lighting for that area. The Applicant stated that there are two mercury lights already on the east side of the warehouse which he is planning to change out to LED lights. He would also like to put a 4 x 8 sign on the side of the building which will have a light directed at it. He is also going to change the light on the office building to a larger LED spot light. He will also put landscaping lighting in the front of the building.

Comm. Bricker asked if the Applicant was planning on keeping the gravel he just put down, to which the Applicant stated he would like to keep it for now.

Comm. Boekhoven asked about the containers stored on the Applicant's current property. The Applicant stated he has plenty of room to store them and hasn't decided if he will move them to the new location. That is a question he will bring up at a later date if it becomes necessary. Mr. Wicklund stated that the Township has allowed for them as long as the site plan is amended to show where they are located.

Comm. Crosby asked if the Budget Rental expands, does the Applicant have enough room to expand the parking. The Applicant stated that he would have to have site plan approval, which Mr. Wicklund confirmed. However, at this time, the Applicant would just like to keep his crew busy in the off-season.

Chairman Asselmeier introduced the newest Commissioner, David Fooy. Mr. Fooy has not been sworn in so he will not be voting on this issue tonight.

Mr. Wicklund distributed a Memo which reflects a review prepared by Prein & Newhof that resulted in the Applicant revising the site plan. The use is office and retail which are permitted uses, as well as automobile sales and equipment sales, so the rental aspect fits into those categories in the C2 zoning. There was an approved site plan when the office was built. This is an amendment to that plan that was previously approved. The applicant is proposing an expansion of the parking to support the uses being presented. It was noted that there are a few checklist items that need attention, but nothing major.

Comm. Frederick asked about the well and septic systems. The Applicant stated that the well and septic systems were installed in the office building about 15 years ago. The proposed septic system will need to be permitted through the Kalamazoo County Health Department.

Comm. Boekhoven asked Mr. Wicklund whether it would be advisable to address the pod/storage containers at this time instead of having the Applicant come back at a later date for approval and pay an extra fee. Mr. Wicklund stated it is the Township's preference not to have the pods/storage containers on site, but there is no ordinance against them.

Chairman Asselmeier questioned the location of the business sign, to which the Applicant stated he would like it on the building itself. Chairman Asselmeier also cautioned the Applicant that trucks pulling out onto the highway will need adequate sight lines.

Close Public Hearing

There being no questions from the Commissioners, a motion to approve the site plan amendment, with a condition that the wood debris be removed or otherwise eliminated within twelve months, was made by Comm. Corke, supported by Comm. Crosby. Motion carried 6-0-0 with one vacancy.

The Commissioners discussed the issue of the Kalamazoo Rod and Gun Club. Attorney Homier gave a brief overview of last month's meeting and the effect of the text amendments.

There was a brief discussion regarding the recreational marijuana bill which recently passed.

Adjournment

A motion to adjourn the meeting was made by Comm. Crosby, supported by Comm. Corke. Motion carried 6-0-0 with one vacancy.

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