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10405 Merrill Road
Hamburg, Michigan 48139

SPECIAL MEETING
Planning Commission
Hamburg Township
10405 Merrill Rd., P.O. Box 157
Hamburg Township, Michigan 48139
July 12, 2018
7:00p.m.

1. CALL TO ORDER:

Present: Goetz, Hamlin, Menzies, Leabu, Muir and Priebe

Absent: Cyphert

Also Present: Amy Steffens, Planning/Zoning Administrator & Scott Pacheco, Planning/Zoning Consultant

2. PLEDGE TO THE FLAG:

3. APPROVAL OF THE AGENDA:

Motion by Menzies, supported by Priebe

To approve the agenda as presented

Voice vote: Ayes: 6 Nays: 0 Absent: 1 MOTION CARRIED

4. APPROVAL OF MINUTES: None

5. CALL TO THE PUBLIC:

Chairman Goetz opened the call to the public. Hearing no public comment, the call was closed.

6. OLD BUSINESS: None

7. NEW BUSINESS:

- a. Site Plan Review (SP18-001) to consider a commercial nursery at 5995 Chilson Road (Parcel Number 15-04-100-004). The site of the nursery will be on 13.95 acre area of the 457.94 acre owned by the DNR. The leased 13.95 acre area is near the corner of Chilson Road and Bishop Lake Road.

Mr. Michael Bearman and David LeClair of Livingston Engineering along with Andy Klein and Peter Richter were present representing the applicant. Mr. Bearman stated that they are seeking site plan approval for PRT-Brighton Nursery for 14 acres of a 460 acre parcel owned by the DNR on the northeast corner of Chilson Road and Bishop Lake Road. He presented a short video explaining their operations. Mr. Bearman stated that the site is zoned PPRF and they do meet the setback and site use requirements of that district. The site is accessed from

Bishop Lake Road. They are being asked by the Road Commission to build a new entrance to the existing DNR office. They are working with the Road Commission and DNR to come up with a solution. He described their request for a 9,000 square foot production building. The site is serviced by on-site well and septic. He described the 22 greenhouses, each being approximately 7,000 square feet. There would also be four open compounds approximately the same shape and size of the greenhouses. He described the parking area as well as an agreement with the DNR to park on their land to the south for additional parking. He discussed storm water management, and landscaping. He discussed the Engineering review letter. He stated that they do not have a problem with that with the exception of their request for an upgrade to the existing gravel road to a two-lane gravel road, which currently is a single lane. He stated that they have no access to the public. It is simply people coming in the morning and leaving in the evening.

Scott Pacheco, Planning Consultant stated that this requires site plan approval because it is a commercial nursery in a PPRF zoning district. He reviewed the staff report. He stated that it should be noted that the applicant is requesting a waiver from the Parking Lot landscaping requirements because the nature of the proposed use and damage that mature trees planted in this location could cause to the saplings that the use is growing. He discussed the waiver standards. Because of the location of the parking area and the size of the overall DNR property, planting trees around the parking area will not provide additional screening of this area from the surrounding sites. The area where the parking lot is located will be screened by the existing vegetation and the proposed berm and screening along Chilson Road. He would agree with those modification standards and the Planning Commission could waive that requirement if they agree. Pacheco further reviewed the staff report.

Commissioner Priebe questioned the location of the production building.

It was stated that the site plan only includes the leased area which is the 13.95 acres. The DNR site is actually 457.94 acres. Discussion was held on the setbacks. Pacheco stated that it is over 1,000 feet from any property line other than the Chilson Road property line. There is a requirement that you be 100 feet setback from the roadway, and that is what they have proposed. Discussion was held on the potential of another person leasing property. It was stated that the DNR is not in the business of leasing out their land to commercial ventures. If they start doing that, we would stop allowing them because we want to maintain open space. That is why the PPRF zoning only allows uses such as nurseries. It was further stated that the 500 acre property has its own tax ID, not just the leased parcel so the setbacks are taken to the property lines, not the leased area.

Discussion was held on the DNR's use of the additional property including their tree production. Discussion was held on the aesthetics of the building. It was stated that it is not going to be very visible. Discussion was held on the permeable gravel base that the greenhouses would be constructed on and storm water run-off. Further discussion was held on the construction and use of the greenhouse.

Discussion was held on the landscape plan.

The question was asked if we have verification of the storm water outlet on to the railroad. Pacheco stated that the DNR has indicated that it is a DNR controlled railroad, but we will require verification as a condition of project approval.

Discussion was held on the greenhouses being considered temporary structures. It was stated that the plastic is a film not hard plastic.

Discussion was held on the proposed single-lane driveway. It was stated that the Fire Department had concern over the width of that road to accommodate their trucks.

The question was asked what is across Chilson Road from this property. It was stated that it is more DNR property. It was stated that the DNR owns much more than the 457 acres.

Discussion was held on whether or not to require an awning at the entrance of the building. It was stated that they are proposing a considerable overhang on the building. Discussion was held on the ADA accessible pathway leading to the door.

The question was asked why the need for a special meeting. The applicant stated that it is a timing issue. Pacheco stated that this will allow them to take their request to the Township Board at their next meeting.

Motion by Priebe, supported by Hamlin

To recommend to the Township Board approval of Site Plan SP18-001 to allow the commercial nurse on a 13.95 acres lease area on the 457.94 acres site (parcel 1504-400-004) owned by the DNR, near the corner of Chilson Road and 850 feet north of Bishop Lake Road subject to the following Conditions:

1. A note shall be included on the land use permit set of project plans that states all outdoor lighting shall be turned off between 11:00pm and sunrise and that all light fixtures used for security purposes are to be on motion detection devises.
2. The proposed wall lights shall be modified to a full cut-off design not to exceed 10 foot candles at any point on the site.
3. Prior to the issuance of a Land Use Permit for the project, the comments of the Township Engineer shall be adequately addressed and the applicant shall receive Fire Department approval of the single lane driveway or modification to meet their requirements.
4. Prior to the issuance of a building permit all state, federal and local requirements shall be addressed including but not limited to a permit from the LCRC for the proposed driveway location, a permit for the LCDC shall be obtained for any soil erosion control and drainage requirements, a permit shall be obtained from LCHD for septic and well locations and sizes, approvals shall be obtained from the Hamburg Township Fire District and a land use permit shall be obtained from the Hamburg Township Zoning Department
5. The design of the building shall be modified to include an awning or covered porch area off of the main entrance to the building.
6. If signs are proposed in the future for this project they must meet all the requirements for signs in the PPRF zoning district.

Voice vote: Ayes: 6 Nays: 0 Absent: 1 MOTION CARRIED

8. ZONING ADMINISTRATOR'S REPORT:

9. ADJOURNMENT:

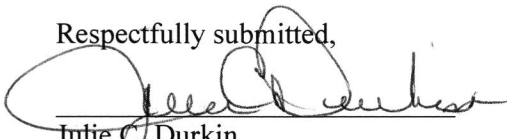
Motion by Menzies, supported by Priebe

To adjourn the meeting

Voice vote: Ayes: 6 Nays: 0 Absent: 1 MOTION CARRIED

The Regular Meeting of the Planning Commission was adjourned at 8:05 p.m.

Respectfully submitted,


Julie C. Durkin
Recording Secretary

The minutes were approved

As presented/Corrected: 9-19-18

Fredrick J. Goetz
Fred Goetz, Chairperson