

Bear Creek Township Planning Commission Meeting

December 19, 2018

Called to order at 7:17 p.m.

Roll Call: Mays, Stringer, Urman, Coveyou, Brown, Olliffe,

Absent: Haven

Approval of Minutes: Minutes from our last regular meeting of November 28, 2018 and Joint meeting with Bear Creek Township on December 12, 2018

Motion by Mays and seconded by Olliffe to approve both sets of minutes. Approved

Presentation: Chief Welsheimer, on what does he look at on plan review for site plans from a fire department stand point. The duties that a Chief has to perform other than statute delegated by the township board or the county Commissioners. As per the Public Act of 1941 for safety. Chief states that he is looking for life and fire safety issues, building grounds, egresses, access for fire trucks, what type of occupancy for building (assembly, warehouse, storage), high hazard or low hazard. Change of use for buildings, heights of buildings, higher buildings have different codes. Alarm and sprinkler systems do they meet codes. Exits are there enough for the use of the building. Clearance for the fire trucks and driveway surface must meet weight codes for trucks. Turn arounds big enough for trucks, access all around buildings. Multi family units (3 plus units) must have sprinkler systems. Chief Welsheimer says that he now sees all the plans that the Planning Commission sees. He states that in his opinion these barns that are built for hay and now being changed to event barns, changes the engineering status of the barn and they need specific drive access and must be marked for trucks.

Case PSPR18-014: Mike Pattullo of Shoreline Architecture for 4 Leavys LLC, Site Plan Review – Amendment, Retail and Parking, 1922 Harbor-Petoskey Rd, Section 27, Bear Creek Township.

The old Brown Motors building now is B May Bags.

The changes that the board asked for have been made. Landscape plan exceeds the zoning ordinance.

The fire department has reviewed and approved the plans. The outdoor displays will only be out during business hours and will be put away at night. On the plans the outdoor display area has no dimensions, the board would like to see them put on the plans.

Motion: To approve Case #PSPR18-014, Mike Pattullo of Shoreline Architecture for 4 Leavys LLC for Site Plan Review – amendment for multi-tenant retail use, on property located at 1922 Harbor Petoskey Road, Section 16, Bear Creek Township, tax parcel 24-01-16-27-400-042, as shown on the site plan dated Received December 12, 2018 because the standards of Articles 11,19,20, and 22 have been met, and on condition that any exterior lighting be reviewed by the Sign and Lighting Committee and a performance guarantee in the amount of the additional drainage system of \$2500.00 be provided by the engineer and be submitted prior to issuance of a zoning permit, and outdoor display area be defined on the site plan.

Motion by Mays 2nd by Brown

Roll Call: Urman, Mays, Coveyou, Brown, Olliffe, Stringer 6-Yes 0-No Passed

Case PSPR18-015: Walt & Tracy Scheimann for Prime Diesel, Site Plan Review-Amendment, 2472 N US Hwy, Section 25.

This new proposal shows moving an existing building to use for storage instead of removing it and building a new building not attached to the front building. Moving part of the fence to the front of the building. New light has been installed but it will have to be shielded. Gates will be open during business hours, moving the fence and gate to the front of the building will allow trucks to circle around easier.

Tracy states that she will email pictures of new building to show windows and doors. They are using all the existing pavement keeping the building level with pavement so there will be no steps. New building will have floor drains. Shop is staying just for diesel repairs.

Motion: to approve case #PSPR18-015, Walt & Tracy Schiemann for Prime Diesel, Site Plan Review amendment for a vehicle service at 2472 N US 31 Hwy., located in Section 25 of Bear Creek Township, tax parcel 24-01-16-25-101-008 as shown on the site plan dated Received December 6 2018 based on the facts presented in this case: the use is a permitted use in the I-1 zoning district, the site plan meets the standards of the Zoning Ordinance, outdoor storage will all be screened , and no outdoor lighting or

signs are permitted unless reviewed as required by the Zoning Ordinance, all mounted lighting must all be full cut-off, and down directed. By Brown, seconded by Stringer.

Roll Call: Coveyou, Brown, Olliffe, Stringer, Urman, Mays, Yes-6

No-0 Passed

Other Business: Enforcement Report: a letter has been sent to new owners of Burger King asking for sign to be removed.

Next Master Plan Meeting will be held January 9, 2019 at 6:00 p.m.

Adjournment: 9:00 p.m.

Respectfully submitted:

Anita Stringer
Clerk

Recording Secretary