

Bear Creek Township Planning Commission Meeting
January 29, 2020

I. Called to order: 7:15 p.m.

II. Roll Call: Olliffe, Mays, Kendziorski, Urman, Coveyou, Brown

a. Absent: Haven

III. Others in Attendance: Dennis Keiser, Mark Grubaugh, Nancy Grubaugh

IV. Pledge of Allegiance

V. Approval of Minutes

a. **Motion** by Mays to approve the minutes as presented from the Planning Commission Meeting of December 18, 2019 and Joint Meeting with Bear Creek Township Board on December 18, 2019. 2nd by Olliffe. **Passed**

VI. Case PSUP 19-017 Kristi Schuil, Special Use Permit- Accessory uses on Farm, 2800 E Mitchell Rd, Section 3, Bear Creek Township

a. Applicant requested case be postponed.

VII. Case PPUDF19-05 Robert Drost, PUD Agreement Amendment, 2157 Howard Rd, Section 17, Bear Creek Township

a. Applicant requested case be postponed.

VIII. Case PSUP20-002 Mark Grubaugh, Special Use Permit & Site Plan Review Amendment- Contractor's Use, 1992 Harbor-Petoskey Rd, Section 27, Bear Creek Township

a. Dennis Keiser gave a background to the case:

i. Keiser reported that the property is zoned B-1 General Business, it is 1.19 acres in area. The property is currently used for a personal service business and dwelling with attached garage. The proposed use is a plumbing and heating contractor's use. The proposal is to add a single-story storage building to the east of the existing building. There are currently two accesses onto M-119, but per the MDOT letter, it is suggested that one be eliminated. The site is adjacent to retail establishment, professional offices, contractor's office and across the highway from a professional office. The proposed building meets the setback standards (correction 20' not 25' rear setback) and is 40'x70'. This building would be for storage and is to the east of the existing building. The existing building will be the contractor's use with office space in the front. This is one parcel with two driveways. There is no additional parking needed. The parking lot is paved with an additional asphalt drive proposed. A sealed drainage plan is provided; however, it was sealed by an architect, not an engineer. However, the Planning Commission can waive the requirement for it to be sealed by an engineer. A private well is used for the site.

b. Mark Grubaugh addressed the Planning Commission regarding the parcel in question:

i. Grubaugh explained that he spoke with MDOT about the access. There has not been any crashes at that site. He would like to at least make a connector with that driveway. His main concern of making one driveway is that the residential and commercial driveway would be shared. He doesn't want commercial traffic (trucks and such) using the residential access. He suggested adjusting the island and bringing it back into the parcel further. He also explained that they are in the process of buying the whole parcel. His intent is to remodel the house and rent it.

c. Board Discussion and Questions:

i. Coveyou explained that Bear Creek has implemented an access management plan. When properties come before the Planning Commission for review, there is certain criteria that will apply to them. One of these criteria is to try to remove multiple driveways to the same parcel. This has become a guideline for our review process. Coveyou would like to see one of the accesses to this parcel closed. He feels this is the perfect time to make this adjustment and would like to see the north driveway closed.

1. Grubaugh noted there is a curb between the two parcels.

2. Mays suggested closing the current residential access and keeping the commercial access. Then, make a cut through the island, creating a driveway into the residential side of the parcel. That way there is only one access onto M-119, but it could split into two drives once you get into the parcel.

- ii. Brown asked if Grubaugh is planning to keep the island. He also asked if the business gets semis, and if they do, can they come in straight.
 - 1. Grubaugh noted that he is not planning to keep the island. They do get small semis every once in a while and they can come in straight, no one has to back in or out. Coveyou noted that with parking, they will need to make sure that the semis have enough swing room.
 - 2. Mays suggested keeping the island and putting a residential drive through the island or behind the island (as a branch off of the commercial access). Mays also asked if you enter the garage from straight on. Grubaugh noted that from the north driveway, you enter the garage straight on.
 - iii. Keiser asked about the elevation difference. He noted that it looks flatter in the back of the parcel.
 - iv. Urman suggested that MDOT will help design this in such a way that we can eliminate curb cuts. There could be one curb servicing two drives. Urman also asked about the dumpster.
 - 1. Grubaugh noted that it is tucked behind the building. He asked if it has to be cement block/brick. Clarification from Urman that the dumpster does have to be surrounded by three cement block/brick walls with swinging doors to access it on the fourth side.
 - v. Mays asked if they will have a showroom. She also asked if customers will have to drive through the setback to get to parking.
 - 1. Grubaugh said they will have a small showroom in the front of the existing building. It will have a window displaying the showroom and offices in the front building as well.
 - 2. Urman noted that they can drive through the setback.
 - vi. Brown asked where they are planning to store the work trucks. Additionally, he asked if there have every been any drainage issues on the parcel. He also questioned the blight on the rear of the property.
 - 1. Grubaugh noted they will store as many work trucks inside the pole barn as possible. He doesn't want them to sit out if they don't have to. In regards to the blight, he noted that it is on the parcel behind him.
 - 2. Keiser noted that there have not been any drainage issues with this parcel in the past.
 - vii. Mays suggested moving the handicapped parking to the front by the door. Grubaugh agreed. Brown suggested 10ft parking spaces rather than 9ft parking spaces.
 - 1. Grubaugh noted that there will be more parking coming in the front. The island will be removed near the front of the building and that will be paved.
 - viii. Coveyou asked how about drainage. How does the water runoff the property? He would like to see more information regarding drainage. Grubaugh noted that Benchmark did the survey, and they could possibly put a drain in the pavement.
 - ix. Mays noted that it would be nice to see it redesigned, how it will look with the new access, the updated drainage detail and the parking adjustments. She asked if the Planning Commission feels he needs a sealed drainage plan by an engineer or if the architect's plan is okay. Brown feels it is okay as it is now, as there have not been issues with drainage on this parcel in the past.
 - 1. Grubaugh noted that currently the drainage from BMAY bags is all coming onto the rear corner of his property. He would like to see this addressed.
 - a. Keiser noted that Tammy Doernenburg could look at the site plan for BMAY bags and see where the drainage is supposed to be going.
 - x. Urman suggested that Grubaugh get in contact with MDOT as soon as possible.
 - xi. Coveyou noted that as he transitions to one access, if there is a way to maintain the greenspace near the road, that would be preferred. If possible, maybe there could be greenspace or vegetation in front of the house.
- d. Motion** by Mays to postpone case#PSUP20-002, Mark Grubaugh for a Special Use Permit to allow a contractor's use as proposed in the application packed dated received 1/13/2020 and Site Plan Review-amendment at 1992 Harbor-Petoskey Rd, Section 27, Bear Creek Township, tax parcel 24-01-16-27-400-041, as shown on the site plan dated Jan 13, 2020 for the following reasons: MDOT revisions down to one access, drainage plan addressed and stamped, parking spaces revised to 10'x20' and relocate the

handicap space, dumpster to be enclosed per ordinance, asphalt to be completed upon occupancy, add greenspace where the closed driveway was. 2nd by Brown.

i. Passed by unanimous voice vote.

IX. Next Meeting: February 26, 2020, 7:15 p.m.

X. Enforcement Report

- a. Keiser will email Tammy Doernenburg regarding the BMAY bags drainage issue.

XI. Other Business

- a. Urman asked about the property for sale at the corner of Division and Mitchell. He asked if the township would ever consider purchasing the property to make that intersection bigger.
 - i.** Keiser noted that most likely this would not be the case.
- b. Mays asked about the building on the corner of Cedar Valley and Atkins- is there any news on the gym opening? Clarification that there is not.
- c. Urman asked about the flagpole at Bell Tire. Did they get a variance? Clarification that they did not receive a variance.

XII. Adjournment: 8:05 p.m.

Respectfully Submitted,

Emma Kendziorski

Emma Kendziorski, Bear Creek Township Clerk

Jeff Haven, Recording Secretary