



ACME TOWNSHIP PLANNING COMMISSION
SPECIAL MEETING
ACME TOWNSHIP HALL
6042 Acme Road, Williamsburg MI 49690
6:00 p.m. Tuesday, November 1, 2005

Call to Order 6:00 p.m.

Roll Call of Planning Commission Members: all but Pulcifer and David, Hull, Corpe

1. Consent Calendar: None

2. Public Hearings

- a) **Application #2004-10P by Stone World, LLC / Ed Tobey, 2773 Harris Road, Kalkaska for SUP/Site Plan Approval to construct a natural stone masonry warehouse and wholesale building with limited retail sales on vacant property located in the Bates area approximately 500' east of the M-72, C&O Railway intersection and current zoned B-4, Material Processing and Warehousing:**

Public Hearing opened at 6:03 p.m.

Scott Jozwiak from Elmer's Engineering presented the application. He reported that MDOT has granted preliminary approval for a requested curb cut onto M-72 from the 75'-wide lot frontage. The site will be served by a septic system which has received Health Department approval, and the proposed drainage plans have received preliminary approval from the Soil Erosion Department. Seven parking spaces are provided, along with an unloading area. The facility will be a stone supply, with product stored in an outdoor gravel surfaced and fenced area. The plan shows a drainfield and reserve drainfield, and the applicant stated plans to maintain existing trees in the reserve drainfield area until and unless it is needed.

Hull asked if the proposed freestanding sign is to be lit, a concern having been raised because the location is near an existing home and the lighting might be obtrusive. There was discussion about the possibility of relocating the sign to the west side of the driveway, but this would place the sign within the side yard setback and require a variance. Mr. Jozwiak said he did not believe the sign was planned to be lit.

Sherberneau asked about the removal of the trees between the proposed building and the adjacent residence. Mr. Jozwiak stated that many of the existing trees need to be removed for the building and drainfields, but that he understands at least one row of the existing trees will be maintained between the building/drainfields and the neighboring property.

Krause suggested that the landscaping plan could be simplified and make maintenance easier. He suggested that the inclusion of the planned spruce trees would not be optimal and offered to provide a suggested redesign sketch.

Carstens asked if there will be exterior lighting; Mr. Jozwiak stated that there are some wall-mounted lights displayed on the site plan over the office door and warehouse bay doors. Takayama sought and received confirmation that outdoor storage will only occur within the gravel-surfaced fenced area and not on the paved driveway area at all.

Hardin asked if the concerns about the driveway construction raised by the residential

neighbor, Jim Cork, have been addressed. Mr. Cork was present and noted that his property and the subject were one property until they were split in the early '80s. He is concerned about the number of driveways located so closely together on his stretch of M-72. Traffic flows are practically non-stop and it is hard to turn in and out. The proposed driveway design has been reworked with smaller turning radii so as not to extend as far in front of Mr. Cork's property. Having a curbed area will hamper his access to structures on the west side of his property. Mr. Jozwiak stated that the portion of the new turning flare/shoulder in front of the Cork property will not be curbed, so Mr. Cork should still be able to access this side of his property with a vehicle. Right now he accesses that side of his property via a gravel driveway on the proposed project site.

Takayama is concerned about what may happen in the future if and when the Cork property is developed commercially to make access safe. Two commercial driveways so close together could be problematical. He feels that interconnection between the two properties so they can ultimately share access should be strongly encouraged.

Hardin asked if a sidewalk is required along M-72 for this property. After consulting the Ordinance, Hull and Corpe opined that the requirement to provide sidewalks along US 31 and M-72 is not applicable in the B-4 zoning district.

Public Hearing closed at 6:25 p.m.

Motion by Takayama, support by Morgan to recommend approval of Application #2005-10P to the Board of Trustees with the condition at that such time as the Cork property becomes commercially developed that the property owners will be encouraged to develop a shared driveway access to M-72. Motion failed by a vote of 1 in favor (Krause) and 6 opposed (Carstens, Hardin, Morgan, Sherberneau, Takayama and Vermetten.)

Motion by Takayama, support by to recommend approval of Application #2005-10P to the Board of Trustees with the conditions at that such time as the Cork property becomes commercially developed that the property owners will be encouraged to develop a shared driveway access to M-72, that all agency approval letters be received and pending resolution of whether the freestanding sign will be lit or not. Motion carried unanimously.

7. Public Comment/Any other business that may come before the Commission:

Mr. Cork stated that his original concerns centered on how property access would be provided. He is cooperative with the plan to develop the property, but traffic remains a concern overall. The Stone World operation may require heavily-loaded trucks to come and go and they may move slowly. In this section of M-72 the road shoulder is in poor condition, traffic is traveling quickly, and the road is narrowing from 2 westbound lanes to 1 with people jockeying for position. The railroad tracks nearby cross M-72 at an odd angle and the Bates road intersection is not squared up. He has trouble leaving his home in the middle of the day because there is no traffic flow control between US 31 in Acme and US 131 in Kalkaska. He worries that with the new traffic flows related to the business the hazard will only increase. Mr. Cork was also curious about the inclusion of retail sales on the site along with an office and warehouse. Morgan observed that one of her questions was how the requirement for only "limited retail sales" would be measured and maintained, worrying that this portion of the business might grow over time. Vermetten recalled that at the preliminary hearing the applicant stated that there would be wholesale activity only.

Rick Mattley, Coldwell Banker Schmidt, asked if the matter on the agenda had already been resolved, and it had.

Corpe reported that due to a lack of sufficient public notice, the future land use map visioning meeting scheduled for tomorrow night is being postponed. The next two meetings for the purpose of including the broader public in the work the steering committee has been doing will be held on November 9 and 16 at The Williamsburg Conference Center from 7:00 – 10:00 p.m. and it is hoped that many of the public will attend.

Meeting adjourned at 6:39 p.m.