Minutes of December 2, 2003 Planning Commission Meeting

Present: Emile Sabty, Harry Potter, Tom Dame, Don Glowicki
Absent: Renee Mischel, Shen Smith

Motion made by Tom Dame to have Emile Sabty chair meeting, seconded by Don Glowicki
Motion carried 4-0

Below in reference to Nov. 25, 2003 memorandum from Lucas Hill, Steve Rozema, design enginees and architect speaking for Grace Lutheran:

(1) Discussion on size of property on blueprint, states 1.65 and certificate of survey is 1.50 acre. Mr. Rozema is going to get a correct blueprint for Len Harrett.
(2) OK
(3) Not necessary
(4) All trees that are existing on site plan will remain except for parking area and bldg. site and all trees on roadside will stay.
(5) 35' total height - variance would have to be made to erect a steeple if one is to be built
(6) 43 parking spaces, seating 152 people - need 38 spaces
(7) Plan emailed to Paul Wisniewski at the MI Dept. of Transportation. Steve Rozema will get a signed statement that the church use is ok with the state for the site plan.
(8) Lights on back of church and parking lot in the rear. Minimum amount of light. Photometric layout of lighting showing where light is and size of bulbs & height of pole - Proposing 16' & 40 watt, must show type of fixture (all exterior lighting should be on Photometric layout).
(9) Drainfield large enough, but health dept. needed an additional 1,000 gal tank (shown on plan). A letter will be provided by Health Dept. for planning commission.
(10) Require a letter from Heidi Long or Mark Stone or Howard Yamaguchi stating the drainage design, storm sewers, detention/retiention basin is designed properly.
(11) Miss Dig will show gas lines on ground
(12) No new signs
(13) No fencing or retaining walls
(14) Seal is on Len Harrett's print

Motion made by Emile Sabty to table site plans pending the receipt of required papers requested by planning commission, Seconded by Don Glowicki, approved 4-0

The minutes from Nov. 4 meeting were read, motion made by Don Glowicki to approve,

seconded by Tom Dame, approved 4-0

Site plan modification from Dave Sheppe guaranteed that any trees that die will be replaced as long as Dave Sheppe owns the property. He also agreed to the following fence length of 150' on both sides of the mini storage placed in the retention area in between existing trees. The fence to be 6' high starting at the top of the retention grade, fence may be treated wood or vinyl, mesh metal, or slats with metal. Per section 11:05 (3)

Motion was made by Emile to accept: (1) color (2) lights (3) asphalt (4)sign, cement, apron, and grates as stated in the minutes of Nov. 4, 2003. Seconded by Tom Dame, approved 4-0

Don Glowicki made motion to adjourn, Emile seconded @ 9:45, motion carried 4-0