

PLAINFIELD TOWNSHIP PLANNING COMMISSION MEETING

Minutes

October 14, 2015

7:00 P.M.

1) **The meeting was called to order** by Parkinson at 7:00 pm

2) **The Pledge of Allegiance** was said by all present

3) **Roll Call Attendance:**

Present: Robert Alward, Daryl Johnson, Joseph Pellens, Patrick Ready, Mark Parkinson

Absent: Jim MacArthur, Robert Webb.

Guests: 10

4) **Approval of Agenda:**

Amended to remove the Baker site plan, Item 9. b. under Old Business. Mr. Baker requested his site plan review be removed from this month's agenda and postponed to a later time Motion by Pellens, supported by Johnson to approve the amended Agenda. **Motion carried by voice, all ayes.**

5) **Approval of Minutes:**

Motion by Johnson supported by Ready to approve the June 10, 2015 minutes and the September 9 2015 minutes.

Motion carried by voice vote all ayes.

6) **ZBA Report:**

Parkinson discussed two variance items:

1. 2nd story addition to cabin on lake front, with living quarters/approved
2. Request by potential buyers for extension of non-conforming overhang.
An encumbrance was noted and the variance denied.

7) **Township Board Report:**

Ready reported :

1. EPP Open House in progress this evening
2. Fire Department received a new truck
3. The EPP parking lot has been resurfaced.

8) **Old Business:**

A. Spicer Master Plan- Alan Bean

Bean offered a recap of previous progress and presented Draft goals for Review.

Chapter 6- Existing Land Use- Not much has changed and he addressed Table 6, SEV, Table 7.

Chapter 8 – Character of Plainfield Township – Input was similar to what was received in previous plan. Goals and objectives were reviewed. It was suggested by Parkinson that language be added to #5, USDA Forest Service, to better reflect the representation.

Residential Goals: reviewed

Commercial Goals: reviewed

Industrial Goals: reviewed

Agricultural Goals: reviewed

Services and Infrastructure Goals: reviewed

Chapter 9 – Future Land Use: reviewed- discussion regarding the mapping and naming of zoning within the plan to reflect consistency with local zoning maps and regulations.

After discussion it was decided that the commission would like time to read and reflect on the draft goals presented tonight. They will go over them as individuals and meet in November to compile and

share suggestions. They will get their feedback to Spicer Group as a whole committee, through Parkinson or Olmstead, so tweaks can be made if necessary.

It was requested that a Plainfield Zoning map be sent to Bean to help him in offering the most concise and accurate information possible.

9) New Business

A. Family Dollar Preliminary Site Plan Consultation- Jordan Liss

Liss reviewed the plan with the commission and addressed questions.

Areas of discussion included:

Square footage of building as it relates to required number of parking spaces. There may be a need to go to ZBA for a variance. Family Dollar is not destination shopping so this may speak to needed parking spaces. Handicapped parking was also discussed. Community members also had questions in regards to the parallel street parking spaces on Main Street and how, numerically, that might change from current usage with new curbing in place for Family Dollar.

M-65 driveway placement was an area of concern for many. Generally, it was expressed that the entrance/exit for Family Dollar on M-65 may be too close to the light and impede the flow of traffic. Safety was the major concern of all present. Liss indicated that Family Dollar could definitely take a look at this and see if there is a better location that still allows them room for delivery trucks and parking space. M-Dot has approved the current location but many present tonight would like them to revisit the driveway location.

Moving ahead with the site plan approval process, possible changes and needed variances was encouraged.

B. Review of Marijuana Ordinance

Plainfield Township currently operates on an Ordinance(#49) that has been renewable. Passage of HB 4209 would provide considerable local control on this issue. There is much that is yet unknown. Other bills may also be in the works. Discussion of our community, and how to best serve it, within the law, on this issue followed. This item will merit further discussion as we see how state law is shaped.

C. Pellens Presentation of Section 18.02, a and c, revision

Pellens presented a written revision for Planning Commission member to review. This revision concerns height requirements and it was observed that this may impact several other areas of the Plainfield Zoning Ordinance. This issue will come back after there has been sufficient time to investigate its impact on other parts of the Zoning Ordinance.

10) Discussion

None

11) Public views and comments:

Joe Swies of Vista Marine is interested in bringing his business to Plainfield Township and has investigated a site on M-65 next to Big Bob's. He shares an illustration of his thoughts for an "outside showroom" and just wanted the Planning Commission's thoughts. Discussion followed. He expressed gratitude for the Commission's guidance.

12) Motion to adjourn at 8:28 pm by Alward, supported by Pellens. Motion carried by voice vote all ayes.

Minutes submitted by Denise Braun.

Date: 11/10/15

Approved by: 