

I. 11-Nov-13 meeting called to order 7:02 P.M. by

II. Roll Call

Wes Cowden Cal Messing Dave Horney
Mark Iwanicki Tom Wharam

III. Citizen Participation

- None

IV. Review and Approve Agenda

- Motion to accept the agenda as amended –
- Second to motion –
- Vote – unanimous

V. Approval of Minutes

- Motion to approve minutes from 14-Oct-13 as presented –
- Second to motion -
- Vote – unanimous

VI. Public Hearings

A. Kosmalski property SLU

- Motion to close the regular meeting and open the public hearing at 7:07 –
- Second to motion –
- Roll call Vote – -yes - yes - yes
 -yes Tom Wharam- yes

- needs more information on the number of employees on a day-to-day basis and if the sidewalk met ADA requirements. John Kosmalski said there would be no employees other than he and his wife Patricia Kosmalski
- John Kosmalski gave a small presentation about the property including the history about use a hall for a church. There is nothing in the old zoning ordinance about churches. Decided to just make the building just a meeting hall. Does not want to make it a restaurant (which is already approved).
- John Kosmalski said that there is a paved sidewalk between the building and the parking lot.
- asked about the sign meeting the set back requirements. John Kosmalski said the sign would meet the set back requirements.
- asked about the length of time the building would be used as a meeting hall. John Kosmalski said it would be for a short period of time and then he would like to move his business of helping golfers there
- Carol Dameon of 9045 Austin Road asked about the size of the groups. John said that it would be small (XX). Really looking for regular use. Would be weekend daytime use
- Lisa Rickert of 9088 Austin Road asked about the use of alcohol. John said that there was really not any other way to write it up. He does not want the use of alcohol but cannot promise that this will be the case
- John said that there is no need for food inspections for the events
- asked about future paving of the parking lot. John said he does not want to

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- Lisa Rickert asked if there was enough parking. John said that there is 1 space for 4 people and have 27 parking spots. There are spaces for 108 people and the building will hold 75
- Lisa Rickert asked if there were plans for the barn. John said they have a permit for removal of the barn
- Lisa Rickert asked why John was tearing down the barn. John said that he wants the barn gone or maybe plant trees there.
- said that if there are changes to the SLU, the applicant must come back to the planning commission for updates.
- Tom Wharam asked about the restroom facilities. John said that the requirements are 50 – 75 people to fixture. Have enough fixtures for the 80 people
- Lisa Rickert asked how long it would take down the barn. Rodney said it must be removed by the end of 2014.

- Motion to close the public hearing at 7:45 –
- Second to motion -
- Roll call Vote – –yes – yes – yes
 – yes Tom Wharam- yes

- There are not going to be any employees
- Dave Horney asked if OHM should inspect the sewer capacity. said that the township board should make sure that there is capacity for this use
- Rodney said that this is a supervisor issue be a condition of the SLU
- Dave Horney asked if John could comment on the capacity use. John said that the units are based on actual usage.
- Motion to pass the SLU for the JKPK Properties at 9045 Austin Road as presented in the application subject to the condition that Carl Macomber inspects handicap access and the township supervisor verifies that the sewer capacity. –
- Second to motion -
- Roll call Vote – –yes – yes – yes
 – yes Tom Wharam- yes

VII. New Business

A. Holy Ascension Romanian Orthodox Monastery Cemetery SLU

- There are plans for a chapel with no known date of erection
- This has been conditionally approved by Washtenaw County for use as a cemetery
- Would need a building permit for the chapel
- The planning commission is limited on what can be said about the building
- Can ask for site elevations for the public hearing
- If the application is complete, should set the public hearing
- Motion to set a public hearing for 9-Dec-13 for a SLU for the Romanian Orthodox Monastery Cemetery that the applicant provide at or before the public hearing the following:
 - aerial photo with plan superimposed to show relationship between proposed cemetery and adjacent roads as well as the existing buildings on the site
 - setback distances from the road rights of way to the cemetery
 - details of height, dimensions and purpose (proposed uses) for the proposed chapel building

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- a plan to scale including the road sizes and radius with a font large enough to read

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- Second to motion -
- Vote – unanimous
- will send out the notices for the public hearing

VIII. Old Business

A. Master Plan review

- The commission commented on chapter 7 changes
- Rodney Nanney suggested that in Decembers meeting we talk about Bridgewater Hamlet

IX. Communications

A. Report from Zoning Administrator – Carl Macomber

- No report

B. Report on 7-Nov-13 Board of Trustees meeting –

- reported on the highlights of the Board of Trustees meeting
- The minutes are on record

X. Informational Items

- would like to add training on being a good planning commissioner

XI. Public Comment

- None

XII. Adjournment

- Next meeting: 9-Dec-13 at 7:00 P.M.
- Motion to adjourn –
- Second to motion –
- Vote – unanimous

Meeting adjourned at 9:04 P.M.