

**Melrose Township Planning Commission Minutes
Melrose Township Hall
Regular Meeting of June 27, 2022**

I. CALL TO ORDER / ROLL CALL

- A. **Call to Order:** Chair Bart Wangeman called the meeting to order at 5:30 PM.
- B. **Members present:** Julie Christy, Bart Wangeman, Tim LaGasse, Dan Nowland, and Charley Zimmer.
- C. **Members absent:** None.
- D. **Staff present:** Zoning Administrator Vern Goodwin and Recording Secretary Tom Mackie.

II. APPROVAL OF AGENDA

By consensus the agenda was approved as presented

III. APPROVAL OF MINUTES

Charley Zimmer motioned, Tim LaGasse seconded, to approve the May 23, 2022 meeting minutes as presented. All members present voted Yes, motion carried.

IV. NEW BUSINESS

A. Rezone Application by Scott Eriksen at 00731 US131 (Property ID # 15-010-033-007-00):

Vern described an application by Scott Eriksen to rezone a 2-acre (approximately) parcel on US131 north of School Creek Lane from FF, "Farm and Forest" to B-1, "General Business" for use an automobile repair facility. He also noted the Township Master Plan should be considered as a major determinant in guiding rezone decisions.

Applicant representative Kevin Cooper stated the new facility would replace an existing auto repair site on M-75 South.

Bart then read the description for Business/Commercial land use from chapter 5 of the Township's Master Plan. Following a review of the Future Land Use Map the Commission concluded an expansion of General Business zoning is anticipated near the US131 / M-75 North intersection but does not extend this far south.

Tim suggested the Planning Commission be allowed additional time to review chapters 5, 6, and 7 of the Master Plan and to consider existing and potential residential density in this area. Bart expressed agreement.

Tim LaGasse motioned to table consideration of the application for rezone from FF to B-1 to the regular July meeting. Seconded by Julie Christy. With no further discussion, the motion was approved by a vote of all ayes.

B. Development Plan Review for 4766 US131 N owned by Milo Logistics, previously known as Ingalls Party Store (Property ID# 15-010-009-022-20):

Bart noted a plan to redevelop what was previously known as “Ingalls Party Store” was conditionally approved at our March 28th meeting. Conditions attached to the original application included:

- Zoning Board of Appeals approval of necessary variances
- the plan for construction of an apartment building is removed from the application
- lighting and signage plans to be submitted for administrative approval by the Zoning Administrator
- the applicant shall provide a greenbelt plan in compliance with the zoning ordinance

Vern and Bart reported the Zoning Board of Appeals approved the necessary variances and all references to construction of residential facilities have been eliminated from the application. Bart noted the required lighting and signage plans must be approved by the Planning Commission before a zoning permit is issued. Vern indicated we could require a site plan for the green belt area before acting but Bart suggested they could also be verified by the Zoning Administrator.

Bart noted that neither the applicant nor a representative is in attendance to clarify plans for traffic flow on the site. Vern attempted to contact the Engineer but has not received a response. The Commission reviewed site plan drawings and concluded the internal drives appear wide enough to accommodate 2-way traffic from the entrance to the drive-through window.

Bart Wangeman motioned, Tim LaGasse seconded, to grant final approval of an application for development of a gas station and convenience store as presented in an application by Jordan Irish for owner Milo Logistics, Inc. dated March 18, 2022 at 4766 US131 N (property ID# 15-010-009-022-20). Approval is based on the application and accompanying drawings and a Site-Plan checklist all dated March 18, 2022. Approval is also based on a review of Zoning Ordinance standards in Article 11.4, “Standards for Development Plan Approval.” Approval is contingent on the Zoning Administrator’s administrative approval of lighting and signage plans as well as a green-belt site plan. All ayes motion passed.

V. UNFINISHED BUSINESS

A. Further Discussion Regarding Minimum Square Footage for a Residential Structure in the Farm and Forest (FF) District:

Tim noted a reduction in minimum structure size in the FF, “Farm and Forest” district has no impact on minimum lot size so density is unaffected. He then quoted existing minimum structure size language from the Zoning Ordinance. Bart noted no recent public interest in smaller residential structures but Vern noted a national trend of converting steel shipping containers into small homes.

Tim LaGasse motioned, Julie Christy seconded, to maintain existing minimum structure size language in the FF District pending future review and discussion. All ayes motion passed.

B. Short Term Rentals

The members agreed to remove this agenda item pending action by the State Legislature addressing short-term rentals

VI. OTHER COMMUNICATIONS / REPORTS None.

VII. ZONING BOARD OF APPEALS REPORT

Bart noted the recent ZBA consideration of a setback variance application for the Milo property (previously Ingalls's gas station) at US131 and Clarion Road was reported in earlier discussion.

VIII. PLANNING COMMISSIONER COMMENTS: None.

IX. CITIZEN COMMENTS ON NON-AGENDA ITEMS: None.

X. NEXT MEETING: Scheduled for Monday, July 25, 2022 at 5:30 PM.

XI. ADJOURNMENT: At 6:58 PM

Prepared by

Planning Commission Approval by:

Tom Mackie, Recording Secretary

Charley Zimmer, Secretary

Copies: Melrose Township Board, Planning Commission Members, www.melrosetwp.org