

**WATERVLIET CHARTER TOWNSHIP  
PLANNING COMMISSION  
REGULAR MEETING MINUTES  
APRIL 14, 2015**

Present: Kevin Schuhknecht, Richard Quinn, Joseph Stepich, Duane Bodfish, Robert Spaulding.

Also Present: Dave Lane, Jim Derks, Alan Smaka

Chairman Schuhknecht called the meeting to order at 2:00 p.m.

Roll Call was taken.

The minutes of the January 6, 2015 meeting were read. R. Quinn made a motion to approve the minutes as read. D. Bodfish seconded and the motion carried unanimously.

**Lane Automotive Facility Expansion Site Plan Review**

Review of the plan began with the Zoning Administrator reporting that, in his review, he found no errors, violations or inadequacies in the design, however, he had one concern regarding the parking. Addressing Lane Automotive owner, Dave Lane, he asked how many employees they anticipated employing and that he saw nothing on the site plan expanding the parking area that might have to accommodate the increase in employment. Lane replied that they anticipate hiring approximately 138 additional employees. He stated that the current parking configuration will be more than adequate as those additional 138 employees will be spread over 3 shifts and that they would not all be on site at the same time.

K. Schuhknecht inquired about two retention ponds shown on the plan and pointed to the pond shown on the north side of the property and asked if, perhaps, it may be too close to the north wall of the proposed addition. A. Smaka stated that the retention pond was not as close as it appears on the plan and stated that it will actually be 30 feet to the north of that wall. For a comparison of scale, Smaka pointed to the proposed water main that is to run to the east between the pond and the proposed addition and stated that the main was 10 feet from the north building wall.

Smaka was then invited to give an overall description of the proposed development. Smaka explained that the proposed building expansion will add 214,500 additional square feet to the existing building which will bring the total square footage of the facility to 364,500 square feet. He explained that the addition will house a system of stacking and conveyors that will make the operation greatly more efficient. He noted that the expansion will connect directly to the existing building but will be approximately 25 feet higher. The added height, he explained, was necessary to accommodate the stacking

equipment and further noted that the issue of the required additional building height was already addressed by the Township Zoning Board of Appeals who granted a variance for the needed height. Smaka went on to state that Lane will start with 2 levels of stacking to begin with but will add another level when needed.

Smaka said that the increase in docking bays along the south side of the addition will necessitate the removal of the existing cul-de-sac along with a good portion of the road. In anticipation of this, he stated that Lane has petitioned the County Road Commission to vacate Lane Dr. returning it to Lane ownership where these modifications can then be made.

With there being no further discussion on the topic, K. Schuhknecht entertained a motion for a recommendation to approve or not approve the site plan.

J. Stepich made a motion to recommend approval of the submitted site plan for the expansion of Lane Automotive. D. Bodfish seconded. A roll call vote was as follows: R. Quinn, yea; R. Spaulding, yea; K. Schuhknecht, yea; D. Bodfish, yea; J. Stepich, yea. Motion carried unanimously.

#### **Rezoning of parcel 11-21-0011-0006-04-4 / 6253 N. M-140**

R. Lohr explained that the individual who owns the parcel noted above wants to change its zoning from C-Commercial to AG-Agricultural. He further explained that the parcel used to be the site of the old Jerry's Pallet Shop but that has since closed. Jerry's son Gary now owns the property and would like to build a new home on the site. Since the commercial district will not permit a stand alone single family home, he is requesting that the land be rezoned to accommodate the planned construction.

In a further matter, the owner of a trucking firm would like to develop a fleet base in the industrial park. However, the M-2 Industrial General zone does not name this type of development under uses requiring a special land use permit. It was suggested that a text amendment to Zoning Ordinance No. 50 be completed to allow this type of use in the industrial park. Lohr told the Commissioners that in discussion with the company owner the owner stated that the fleet would be out during the week. Trucks would be arriving at the site late on Fridays or early on Saturday mornings where the tractors - no trailers - would be parked for the weekend then departing the site on Sunday evenings or very early Monday mornings. With the truck parking, there would be a pole barn type repair facility that would mostly be used during the weekends.

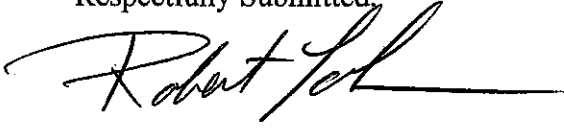
Lohr told the Commission that if both amendments were recommended to proceed they would need to vote on such at this meeting as, per the Michigan Zoning Enabling Act, any zoning amendment must first be handed to the Commission as a directive from the township clerk.

With that said, J. Stepich made a motion to order the Secretary to send correspondence to the township clerk notifying them of the Planning Commission's desire to proceed with the rezone request and the text amendment concurrently. D. Bodfish seconded and the motion carried unanimously.

With there being no further business before the Commission, K. Schuhknecht made a motion to adjourn. R. Quinn seconded and the motion carried unanimously.

The meeting was adjourned at 2:39 p.m.

Respectfully Submitted,

A handwritten signature in black ink, appearing to read "Robert Lohr". The signature is written in a cursive style with a long horizontal line extending to the right.

Robert Lohr  
Zoning Administrator