

**WATERVLIET CHARTER TOWNSHIP
PLANNING COMMISSION
REGULAR MEETING MINUTES
FEBRUARY 4, 2020**

Present: Colleen Curtis, Joseph Stepich, Deanna Heminger, Linda Rizzo, Scott McKee, Kevin Schuhknecht

Also Present: Brittany Gurley, Ademola Adewoye, Paul Singh

The minutes of the January 7, 2020 meeting were read. D. Heminger noted that under "Also Present" in the minutes, the name Dan Fulton should have read Don Fulton. With that correction J. Stepich made a motion to approve the minutes as read. C. Curtis seconded and the motion carried unanimously.

Site Plan Review for Proposed Truck Stop at 3558 M-140

The site plan for a proposed truck stop/convenience store was submitted for review. Architect A. Adewoye, addressing the Commission, explained that the site will contain two canopies over both the truck fueling pumps and car fueling pumps. The architectural firm, Brooks Architectural, for whom he works, will be seeking approval from the Michigan Department of Transportation regarding the curb-cuts, or entrances off of and on to M-140 for the project. Adewoye noted that through preliminary discussion with the state, they indicated that they did not foresee any problems with the proposed curb-cuts but they did express the need for zoning approval prior to their final approval. Adewoye continued to explain the plan indicating that the project will be installing new parking lot illumination, additional paving and an overall upgrade of the exterior and interior of the existing building.

K. Schuhknecht inquired why, on the drawing, the paved exit area protruded to the south out past the indicated south property line. Adewoye said that there is a 66 foot wide easement to the south of the project site and that the paved area shown was utilizing half, or 33 feet, of that easement area. Through discussion, it was thought that the contiguous property to the south belonged to Bulkema, the company that owns the landfill and, perhaps, they may object to that scenario if, in fact, that is the case. J. Stepich suggested, as a hedge against any future conflict, to decrease the area on the south side of the site plan identified as "Proposed Planting," and move the paved exit area 33 feet to the north thus, keeping all development completely on the project property. Adewoye stated that he would note that recommendation and make the change on the site plan.

K. Schuhknecht also inquired as to why the truck fuel pumping area and canopy are placed so close to the truck parking area on the site plan. Schuhknecht explained that, from his past experience of driving semi trucks, he could anticipate that leaving the fueling islands to the west would probably pose a considerable hardship as maneuvering space would be considerably tight, "especially if there's a truck parked in that eastern most parking space." He also pointed out, on top of that, a driver would have to negotiate

the building close to the south and any cars parked along the curb to the north of the building. A. Adewoye suggested that by moving the pumps and the canopy to the east to where they are even with the east facade of the building should considerably open up the maneuvering area.

With no further discussion, J. Stepich made a motion to recommend approval of the site plan with the noted amendments of; the south vehicular exiting of the facility being fully on the projects property, the truck fueling islands being moved to the east to be coincidental with the front of the convenience store to enhance maneuverability, and submittal of a final approval for the curb-cuts by the Michigan Department of Transportation. D. Heminger seconded. A roll call vote resulted as follows: L. Rizzo, yea; S. McKee, yea; D. Heminger, yea; C. Curtis, yea; J. Stepich, yea; K. Schuhknecht, yea.

Airport Park Project

J. Stepich presented an estimate of a comprehensive drainage system for the park field submitted by Hydroseed Inc. of \$107,935. Also attached to the drainage estimate was an estimate for a 3 year turf management program by the same company for \$16,641. Along with these quotes, Stepich said that a cost estimate for a topographical survey of the property would be needed and suggested that it be in hand to be submitted for the Township's budget meetings beginning in March for the 2020/21 fiscal year.

Stepich noted that he learned, through discussions with friends, that, apparently, a complex was being developed in South Haven that would contain a number of Pickle Ball courts. Mention was made of other communities in the area also developing the same type of courts. Stepich, addressing the commission, reasoned that with so many Pickle Ball courts being constructed in the area, is it necessary for Watervliet to develop them as well. The general consensus among the commission was that it was not.

Talk then turned to the possibility of, instead of constructing an enclosed building containing concessions, bathrooms and Pickle Ball courts; should a general, multi use pavilion be constructed instead to save on costs. Stepich then stated that, at this point, the Township could make another attempt to procure a grant for \$150,000 with matching funds or use that budgetary match money to begin construction and, if so, what would be the priority - the development of the field or the building? D. Heminger stated that since the field is the primary reason for developing the park, that should be the priority and added that the building could come later. It was generally agreed that portable restroom facilities could be used in the interim. A general poll was then conducted of the Commission members and most concurred that the field should come first.

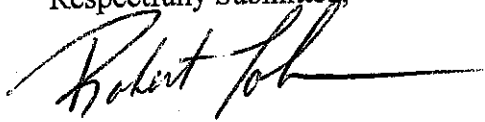
Board and Committee Appointments

J. Stepich told the Commission that he is working on job descriptions for each board and committee position that remains unfilled. These would be posted on the Township's website followed by a press release and will have everything up and running within a month.

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

The meeting was adjourned at 2:54 p.m.

Respectfully Submitted,

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

Robert Lohr
Zoning Administrator