

Mr. Anderson made a motion to approve the Minutes of March 27, 2018 as presented. Mr. VanderWeele supported the motion. The motion was approved unanimously.

SITE PLAN REVIEW: (SMT REAL ESTATE DEVELOPMENT)
MATT WELCH, OF SMT REAL ESTATE DEVELOPMENT, REQUESTED SITE PLAN APPROVAL FOR A 5,400 SQUARE FOOT OFFICE AND INTERIOR MATERIAL STORAGE SPACE, 1023 SOUTH 8TH STREET, PARCEL NO. 3905-23-305-040.

Vice Chairperson Sikora moved to the next item on the agenda and asked Mr. Clark for his presentation.

Mr. Clark indicated the applicant for the subject property, located on the east side of South 8th Street, approximately 600 feet south of KL Avenue, was seeking site plan approval to construct a new 5,400 square foot facility. The 57,000 square foot site will be composed of 576 square feet of office space and 4,824 square feet of materials storage and processing space. Located in the *I-1: Industrial District, Manufacturing/Servicing* both proposed uses are permitted by right, necessitating site plan review and approval from the Zoning Board of Appeals.

He said to the north of the project site is a multi-tenant, light industrial building also owned by SMT; to the east is the SPCA of Southwest Michigan's shelter facility; a 151-foot wide railroad right-of-way lies to the south; and across South 8th Street to the west is a storage building and the recently-completed Meadow Run Knoll dog service facility. All adjacent properties are likewise zoned as I-1.

He indicated the project site will be accessed using an existing driveway to South 8th Street that currently services the extant building to the north. Township Staff unreservedly endorse this design consideration, as allowing multiple sites to share a single curb cut generally promotes a level of traffic safety that could be otherwise undermined by multiple connections to the public roadway. The project site is in the process of being split off into its own parcel but that the two resultant properties will remain under common ownership for the time being. While this is feasible, Staff suggested prior to any future sale of either or both properties, the current owners should draft and record a shared access and maintenance agreement for the two parcels, as the new property line will bisect the common driveway.

On site, he said, vehicle parking will be located in front of the structure, with two overhead doors for deliveries and outgoing shipments in the back. Per Township staff calculations, a minimum of six parking spaces are required, per section *68.000: Off Street Parking* of the Zoning Ordinance. Eight spaces are provided.

Mr. Clark said all requirements have been met and staff is generally satisfied with the project site plan as presented. He recommended approval, but suggested two conditions be attached, to be resolved administratively, prior to the issuance of a building permit:

1. The Township Engineer shall be satisfied that no additional changes to the site plan are necessary to ensure proper stormwater management and utility connections.
2. Any textual errors or omissions present on the landscape plan shall be corrected, and the Township provided with a revised plan.

Vice Chair Sikora confirmed there is current outdoor storage on the property.

Mr. Smith commented he felt this was a fine use of property that is surrounded by industrial properties and is next to railroad tracks.

Hearing no further comments, Vice Chairperson Sikora asked for a motion.

Mr. Smith made a motion to allow site plan approval for SMT Real Estate Development as recommended by Staff with inclusion of the two conditions as stated. Ms. VanderWeele supported the motion. The motion was approved unanimously.

Any Other Business

Mr. Clark informed the Board that due to a heavy current work load, this would be his last ZBA meeting for now. Planning Director Julie Johnston will be taking over beginning with the May meeting.

ZBA Member Comments

Mr. Smith told the group he was moving out of state and that this would be his last meeting. He thanked them for their comradeship and said he will miss them.

Vice Chair Sikora said Board Members would miss him also and thanked him for his years of service to the Township.

Adjournment

Vice Chairperson Sikora noted the Zoning Board of Appeals had exhausted its Agenda. There being no other business, he adjourned the meeting at approximately 3:16 p.m.

Minutes prepared:
April 25, 2018

Minutes approved:
May 22, 2018