

submitted, she closed Public Comment.

UNFINISHED BUSINESS

2020-0132

Request for a Tree Removal Permit - City File No. 19-026 - for the removal and replacement of as many as 171 trees for Hamlin Outdoor Storage, a proposed recreational vehicle storage facility on 9.7 acres located on the north side of Hamlin, between John R and Dequindre, zoned I Industrial, Parcel No. 15-24-326-004, Michael Klieman, Wiegand Development, Applicant

(Reference: Staff Report prepared by Kristen Kapelanski, dated May 13, 2020, Site plans and landscape plans had been placed on file and by reference became part of the record thereof.)

Present for the applicant were Michael Klieman, Wiegand Development, 37580 Mound Rd., Sterling Heights, MI 48310 and Lori Shink, Shink Engineering, 4146 Pine Grove Rd., Fort Gratiot, MI 48059.

Mr. Klieman felt that they received some great input from the Commissioners at the last meeting. They revised the plans per the comments to raise the berm, add a berm between Hamlin and the detention pond with 22 trees for additional screening, to provide line of site drawings of the views driving by and to provide gate details.

Ms. Kapelanski noted that the site was zoned Industrial, which permitted recreational vehicle storage. In order to meet the required screening, the applicant was showing a berm and landscaping surrounding the storage area. The Commission had postponed the subject requests at the last meeting for a number of reasons. As they had requested, line of site drawings had been provided which showed appropriate screening along Hamlin. The berm had been raised by two feet. A detail of the gate had also been provided. The vertical and horizontal scales had been adjusted to match, and plantings had been added by the detention pond. She summarized that a Wetland Use Permit, Natural Features Setback Modification, Tree Removal Permit and Site Plan Approval were being requested, which were recommended for approval by staff, subject to some minor modifications to be addressed prior to final staff approval.

Chairperson Brnabic clarified with Ms. Roediger and Ms. Gentry that there was no one wishing to speak and no emails received.

Chairperson Brnabic mentioned that there had been a recommendation to reduce the number of Douglas Firs on the berm and replace them with other species of spruces/firs, because they had a low survival rate in the City. She wondered if the applicants had taken note of that.

Mr. Klieman stated that they had. He would be contracting with Wiegand Nursery for their expertise. Chairperson Brnabic clarified that they had no idea at that point what the replacements would be. Mr. Klieman said that it would be with something in the same family, and they would take the nursery's recommendation as to what would do best. Chairperson Brnabic asked if, before the matter moved to City Council, they would revise the landscape plan, sheet 10 with the plantings they were going to use so that it was stated correctly rather than showing 31 Douglas Firs. Mr. Klieman agreed to eliminate the Douglas Firs.

Mr. Gaber thanked Mr. Klieman for making the accommodations the Commission had requested. He asked Mr. Klieman to explain the changes to the berm and plantings from what had been originally proposed.

Mr. Klieman said that the berm along Hamlin had been eight feet from the roadside. Inside of the parking area, it was four feet. They raised the total height by two feet, so there would be ten feet on the Hamlin Rd. side and six feet on the parking side. The plantings would also be raised two feet. They were adding a berm in front of the detention pond and 22 additional plantings between the berm and the road.

Mr. Gaber had observed that the road was a little more elevated than the pathway. He was not sure how thick the trees would be to begin with, and he wondered whether the applicants could add a drive aisle on the inside of the berm and park vehicles 20 feet behind the berm.

Mr. Klieman said that if he did that, he would lose the whole first row of parking, and they had already lost quite a bit of parking with the detention pond. Mr. Gaber asked if those spaces could be filled last. Mr. Klieman suggested that no vehicles taller than ten feet would be parked there, noting that the line of site drawings were for 12-foot vehicles. Mr. Gaber said that it would be appreciated. He did not want anything to negatively affect their business. Mr. Klieman added that their research showed that 80% of RVs were 10.5 feet and smaller.

Mr. Hooper felt that there had been great revisions to the plan, and he liked the project. He asked about the fence materials, assuming they would be putting a fence back on top of the berm. Ms. Shink advised that the berm would be behind the fence, and it would not be taken down at all.

Mr. Weaver also felt that they had done a great job responding to the

Commissioners' comments. He thought that the gate looked very nice, and he appreciated the addition of trees. He thought that the site line diagrams really helped. He asked about the spacing of the trees, and Ms. Shink pointed out Sheet 10 under Buffer Notes where that information was shown.

Mr. Kaltsounis thought the applicants had done a great job with the plans, and he thanked them for bringing resolutions to the meeting. Hearing no further comments, he moved the following motions:

MOTION by Kaltsounis, seconded by Hooper, in the matter of City File No. 19-026 (Hamlin Outdoor Storage), the Planning Commission **grants a Tree Removal Permit**, based on plans dated received by the Planning Department on May 4, 2020 with the following two (2) findings and subject to the following two (2) conditions.

Findings

- 1. The proposed removal and replacement of regulated trees is in conformance with the Tree Conservation Ordinance.*
- 2. The applicant is proposing to remove 171 regulated trees replacing some onsite and paying into the City's Tree Fund for the remainder.*

Conditions

- 1. Tree protective and silt fencing, as reviewed and approved by the City staff, shall be installed prior to issuance of the Land Improvement Permit.*
- 2. Payment into the City's Tree Fund of \$45,600.00 prior to temporary grade being issued by Engineering.*

A motion was made by Kaltsounis, seconded by Hooper, that this matter be Granted. The motion carried by the following vote:

Aye 9 - Brnabic, Dettloff, Gaber, Hooper, Kaltsounis, Reece, Bowyer, Weaver and Neubauer

2020-0133 Request for a Wetland Use Permit Recommendation - City File No. 19-026 - for impacts up to approximately 5,471 s.f. for construction activities associated with Hamlin Outdoor Storage, a proposed recreational vehicle storage facility on 9.7 acres located on the north side of Hamlin between John R and Dequindre, zoned I Industrial, Parcel No. 15-24-326-004, Michael Klieman, Wiegand Development, Applicant

MOTION by Kaltsounis, seconded by Reece, in the matter of City File No. 19-026 (Hamlin Outdoor Storage), the Planning Commission recommends to City Council approval of a Wetland Use Permit to temporarily and permanently impact approximately 5,471 square feet to construct the parking area and to install a storm sewer pipe based on plans dated received by the Planning Department on May 4, 2020 with the following two (2) findings and subject to the following four (4) conditions.

Findings

1. *Of the 41,557 s.f. of wetland area on site, the applicant is proposing to impact approximately 5,471 s.f.*
2. *Because the wetland areas are of low ecological quality and are not a vital natural resource to the City, the City's Wetland consultant, ASTI, recommends approval.*

Conditions

1. *City Council approval of the Wetland Use Permit.*
2. *If required, that the applicant receives and applicable EGLE Part 303 Permit prior to issuance of a Land Improvement Permit.*
3. *That the applicant provides a detailed soil erosion plan with measures sufficient to ensure ample protection of wetlands areas, prior to issuance of a Land Improvement Permit.*
4. *That any temporary impact areas be restored to original grade with original soils or equivalent soils and seeded with a City approved wetland seed mix where possible and implement best management practices, prior to final approval by staff.*

A motion was made by Kaltsounis, seconded by Reece, that this matter be Recommended for Approval to the City Council Regular Meeting,. The motion carried by the following vote:

Aye 9 - Brnabic, Dettloff, Gaber, Hooper, Kaltsounis, Reece, Bowyer, Weaver and Neubauer

2020-0134

Request for a Natural Features Setback Modification - City File No. 19-026 - for impacts up to 424 linear feet associated with construction activities for Hamlin Outdoor Storage, a proposed recreational vehicle storage facility on 9.7 acres located on the north side of Hamlin between John R and Dequindre, zoned I

Industrial, Parcel No. 15-24-326-004, Michael Klieman, Wiegand Development, Applicant

MOTION by Kaltsounis, seconded by Reece, in the matter of City File No. 19-026 (Hamlin Outdoor Storage), the Planning Commission **grants natural features setback modifications** for 424 linear feet for temporary and permanent impacts to construct the parking lot, install a storm water sewer line and to install tree protection associated with the Ladd Drain, based on plans dated received by the Planning and Economic Development Department on May 4, 2020 with the following two (2) findings and subject to the following three (3) conditions:

Findings

1. The temporary impact to the Natural Features Setback area is necessary for construction activities.
2. The proposed construction activity qualifies for an exception to the Natural Features Setback per the ASTI Environmental letter dated March 4, 2020, which also states that the areas are of low ecological quality and function and offer little buffer quality.

Conditions

1. Work to be conducted using best management practices to ensure flow and circulation patterns and chemical and biological characteristics of wetlands are not impacted.
2. Site must be graded with onsite soils and seeded with City approved seed mix.
3. Show natural features setback areas in linear feet, not square feet, prior to final approval by staff.

A motion was made by Kaltsounis, seconded by Reece, that this matter be Approved. The motion carried by the following vote:

Aye 9 - Brnabic, Dettloff, Gaber, Hooper, Kaltsounis, Reece, Bowyer, Weaver and Neubauer

2020-0135

Request for Site Plan Approval - City File No. 19-026 - Hamlin Outdoor Storage, a proposed recreational vehicle storage facility on 9.7 acres located on the north side of Hamlin between John R and Dequindre, zoned I Industrial, Parcel No. 15-24-326-004, Michael Klieman, Wiegand Development, Applicant

MOTION by Kaltsounis, seconded by Reece, in the matter of City File No. 19-026 (Hamlin Outdoor Storage), the Planning Commission **approves the Site Plan**, based on plans dated received by the Planning Department on May 4, 2020, with the following four (4) findings and subject to the following five (5) conditions.

Findings

1. *The site plan and supporting documents demonstrate that all applicable requirements of the Zoning Ordinance, as well as other City Ordinances, standards, and requirements, can be met subject to the conditions noted below.*
2. *The proposed project will be accessed from Hamlin Rd. thereby promoting safety and convenience of vehicular traffic both within the site and on adjoining streets.*
3. *The proposed improvements should have a satisfactory and harmonious relationship with the development on-site as well as existing development in the adjacent vicinity.*
4. *The proposed development will not have an unreasonably detrimental or injurious effect upon the natural characteristics and features of the site or those of the surrounding area.*

Conditions

1. *Address all applicable comments from other City departments and outside agency review letters, prior to final approval by staff.*
2. *Provide a landscape bond for landscaping and irrigation, plus inspection fees, as adjusted as necessary by staff in the amount of \$195,482.00, and posting of bond prior to temporary grade certification being issued by Engineering.*
3. *Payment into the City's Tree Fund of \$45,600.00 prior to temporary grade certification being issued by Engineering.*
4. *The applicant shall submit a revised landscape plan prior to going to City Council eliminating the Douglas Firs and replacing with another combination of spruce/fir species.*
5. *No trailers/ccampers higher than ten feet shall be parked in the first row of parking closest to the street.*

A motion was made by Kaltsounis, seconded by Reece, that this matter be Approved. The motion carried by the following vote:

Aye 9 - Brnabic, Dettloff, Gaber, Hooper, Kaltsounis, Reece, Bowyer, Weaver and Neubauer

After each motion, Chairperson Brnabic stated for the record that the motion had passed unanimously. She commented that the applicants had done a great job with the plans, and she congratulated them on moving forward. Ms. Roediger noted that the Wetland Use Permit request would go to City Council on June 8th.

NEW BUSINESS

2020-0195

Request for a Tree Removal Permit - City File No. 19-038.2 - for the removal and replacement of as many as seven trees for a new Speedway gas station and convenience store located at the southwest corner of Avon and Rochester Roads, zoned B-3 Shopping Center Business with an FB-3 Flexible Business Overlay, Parcel No. 15-22-226-022, Robert Sweet, McBride Dale Clarion, Applicant

A motion was made by Kaltsounis, seconded by Reece, that this matter be Approved. The motion carried by the following vote:

Aye 9 - Brnabic, Dettloff, Gaber, Hooper, Kaltsounis, Reece, Bowyer, Weaver and Neubauer

2020-0169

Request for Site Plan Approval - City File No. 19-038.2 - for a new 4,600 s.f. convenience store with canopy and gas station dispensers for Speedway, located at the southwest corner of Avon and Rochester Roads, zoned B-3 Shopping Center Business with an FB-3 Flexible Business Overlay, Parcel No. 15-22-226-022, Robert Sweet, McBride Dale Clarion, Applicant

A motion was made by Kaltsounis, seconded by Reece, that this matter be Approved. The motion carried by the following vote:

Aye 9 - Brnabic, Dettloff, Gaber, Hooper, Kaltsounis, Reece, Bowyer, Weaver and Neubauer

ANY OTHER BUSINESS

NEXT MEETING DATE

Chairperson Brnabic reminded the Commissioners that the next Special Meeting was scheduled for June 2, 2020.

ADJOURNMENT

Hearing no further business to come before the Commissioners and upon motion by Mr. Kaltsounis, seconded by Mr. Reece, Chairperson Brnabic adjourned the Regular Meeting at 8:04 p.m.