

COLUMBIA TOWNSHIP PLANNING COMMISSION

Columbia Township Hall
8500 Jefferson Rd. Brooklyn MI 49230

Tuesday, May 14, 2024

7:00 PM

Public Hearing

Minutes

Call to order, Pledge of Allegiance: Chairperson Wanty called the meeting to order at 7:00 p.m. and the pledge of allegiance was recited.

Roll Call: Mr. Wanty called the roll: Present: Chairperson Todd Wanty, Vice- Chair Bob Jenson, Secretary Krissie Barnes, Hollis Jefferys, Mike McKay, Britt Phenicie

Absent:

Recognized Guests: Brittany Stein, Mark Eidelson

Note: There is a vacant seat.

Approval of Agenda: *Motion by Mr. McKay, supported by Mr. Jenson. to approve the agenda. Ayes all. Motion Carried.*

Approval of Minutes from Tuesday, January 23, 2024: *Motion by Mrs. Barnes, supported by Mr. Jefferys, to approve the minutes as presented. Ayes all. Motion Carried*

Purpose of meeting: Chair Wanty presented the purpose of this Public Hearing.

- a. Public hearing for Special Land Use Permit and Site Plan Review
- b. Zoning Administrator's Report

Public Comment: Chair Wanty opened the public comment period at 7:03 p.m. The Chair closed the public comment period at 7:04 p.m.

New Business:

- a. Public hearing for Special Land Use Permit and Site Plan Review Chairman Wanty opened the public hearing at 7:13 p.m. and read the summary of special land use permit and site plan review as described in the public notice. The Special Land Use Permit and Site Plan Review applications for the establishment of Natural Environmental Reclamation Concepts (NERC), headquarter facilities. NERC provides large-scale landscaping services including seeding and erosion control. The subject property is approximately 17 acres, generally located at the southeast corner of Meridian Rd. (US-127) and Reed Rd., with 713' of US-127 frontage and 66' of Reed Rd. frontage and is zoned C-2 Commercial General. The C-2 District permits landscaping services as a "special

land use.” The application provides for an approximately 17,500 sq. ft. building comprising offices and a large indoor area for product storage and NERC vehicle and equipment repair, along with parking lots, landscaping and screening, and stormwater management measures. Public access is to be from US-127 and employee access is to be from Reed Rd. The zoning permit application received from NERC (Natural Environmental Reclamation Concepts, Inc.) for the establishment of its headquarters complies with the Zoning Ordinance. The applicant had submitted a previous site plan that resulted in review dated March 25, 2024, which was found adequate for preliminary approval but not final approval. This review did not make it to the Planning Commission or Township Board as the applicant opted to address most of the issues that were raised and seek final approval through a new submittal.

Mark Sholtis, owner of NERC, shared that his business has outgrown their current location in the Hanover Horton area. He stated that moving their headquarters to the new US-127 location is crucial and will be essential for their continued growth.

Mr. Sholtis assured the Planning Committee that his company will not be using any fertilizers, chemicals, or pesticides. He did share that they will be occasionally doing vehicle maintenance on the company fleet but will dispose of any oils in the proper containers.

There was a brief discussion about how Mr. Sholtis’s company was able to bring in clean fill prior to getting a zoning permit approval. Mr. Sholtis shared that they had prior approval from the Drain Commissioner.

Mark Eidelson discussed that a zoning permit was unnecessary because the clients were allowed up to 18” of fill before needing a zoning permit.

The front parking area is to be striped, and all spaces are to be set back more than the required 5' to 20' from side and rear lot lines (25' or more proposed). The proposed 235' front yard parking setback far exceeds the minimum required 10'. However, Sec. 10.3(C) provides that all required parking spaces (33 in this case) and access ways in a Commercial district be asphalt, concrete, or similar paved material. The plan provides for a gravel lot to the north and east of the building, which does not meet the intent of "or similar material" surfacing. 13 of the 20 gravel spaces north of the building must be paved along with the access aisle in front of such spaces (yielding 33 paved spaces). The Reed Road access drive must be paved also.

Mr. Eidelson said that the plans needed to show at least 13 evergreen trees. Mr. Sholtis agreed and said that the new site plan does include the 13 evergreens. Mr. Eidelson also wanted it to be noted that legal description of the water runoff, in which Mr. Sholtis shared that his company had full approval from MDOT for

any water runoff.

Mr. McKay shared his concerns of fertilizers. The client reconfirmed that they will not be using any fertilizer, chemicals or pesticides that is noncompliance with the state regulations.

Mr. Hollis also had concerns about the heavy traffic that is on US-127. The clients reassured the committee that there would be an additional entrance and exit on Reed Road.

Brittany Stein, Building/Planning/Zoning Manager of Columbia Township, shared that all notices were sent to any individual living within 300 feet of the location.

Mr. Eidelson recommends that the Planning Commission base decisions on the documents currently distributed, not the new ones that the clients brought with them. This recommendation was met with agreement from Chairman Wanty, reinforcing the consensus among the Planning Commission members.

Chair Wanty asked if there was anyone that had any further comments. The Chair closed the public hearing at 7:29 p.m.

Mr. McKay made the motion supported by Mr. Wanty to accept the Landplan proposal dated April 24, 2024, as the Planning Commission's findings of facts, conclusions, the basis of the planning action on this application, and to recommend to the Township Board the conditional approval for Natural Environmental Reclamation Concepts (NERC) the special land use application subject to the conditions on Page 9 of the report, except that crushed asphalt is acceptable to the 3309 Reed Road access drive and employee parking surface area. Ayes all. Motion Carried

Public Comment: Chair Wanty opened the public comment period at 7:41 p.m. The Chair closed the public comment period at 7:41 p.m.

Commissioner Comments: Mr. Wanty shared that there would be another public hearing scheduled for Tuesday, June 4, 2024, at 7:00 p.m. and a regular scheduled meeting on Tuesday, August 13, 2024, at 7:00 p.m.

Adjournment: *Chair Wanty made the motion and was supported by Mr. Jensen to adjourn at 7:44 p.m. Ayes all. Motion Carried.*

RESPECTFULLY SUBMITTED
Krissie Barnes, Secretary