

LILLEY TOWNSHIP PLANNING COMMISSION MINUTES
PUBLIC HEARING FOR REVIEW OF SPECIAL LAND USE APPLICATION
FEBRUARY 9TH, 2023
UNAPPROVED

The February 9th, 2023 meeting of the Lilley Township Planning Commission, held at the Multi-Purpose Building, was called to order by Chairman Cindy Israels at 7:30 P.M.

The Pledge of Allegiance was recited and invocation was by Vice-Chairman Doornbos.

The roll was called with the following members present: Robert Doornbos, Anna Bonnett, Chris Moore, Cindy Israels and Judith Hoving

Motion to approve the February 9th, 2023 Agenda was made by Doornbos with Second by Moore
Voice Vote - All in Favor Yes – Motion carried

Public Comments: (Not Public Hearing Comments) None

Motion to Approve the Minutes of the January 19th, 2023 meeting by Moore with second by Doornbos
Voice Vote – All in Favor Yes – Motion Carried

Correspondence Received: New application from the Bitely Boys regarding Blessing of the Bikes.

Regular meeting adjourns for Public Hearing.

Each Committee member reviewed Section 17.04 Site Plan Review Standards

CORRECTION - IT HAS COME TO OUR ATTENTION THAT THIS APPLICATION DID NOT REQUIRE A SPECIAL LAND USE APPROVAL BUT IS FOR A SITE DEVELOPMENT PLAN SUBMITTAL AND REVIEW ONLY.

*******PUBLIC HEARING*******

FINAL SITE DEVELOPMENT PLAN FROM MIDWEST V, LLC
FOR A PROPOSED DOLLAR GENERAL RETAIL BUSINESS AT 2027 W. 15 MILE RD.
SECTION 15, T.16N, R.13W
LILLEY TOWNSHIP, NEWAYGO COUNTY, MICHIGAN
PARCEL #62-02-15-300-014

Here to speak on behalf of the developer were Chad Lahey, Real Estate Manager from Beech Tree Partners and Jason Raleigh P.E. Civil Engineer from AR Engineering, LLC.

Jason Raleigh P.E. informed us that they had worked with and received approval from MDOT regarding entrances and exits on Woodbridge (M-37) as required as well as from Newaygo County Health District 10 for the septic systems and storm basin requirements. MDOT has approved the drive pending Bond and insurance. The Newaygo County Health Department has issued permits for both well and septic. Soil erosion and storm water improvement approval is pending.

Storm water to be collected and piped to the storm basin, approval to be finalized. Dumpster will be fully screened as well as delivery area. Trucks to enter from M37 and unload in the rear of the building, usually one semi a week as well as smaller delivery trucks on occasion. Member questioned location of septic tanks and driveway at the north of the building. Raleigh explained that MDOT has compliance requirements that must be adhered to regarding traffic patterns as well as the business requirements for trucks to maneuver. Parking will take into consideration elevations and requirements of the property. As shown on the Blueprints there will be considerable cleanup of the property required. All trees along the northern property line will be kept if possible. Some existing items on the property must be removed such as some trees, bushes, structures, concrete, walls and a water well and pump.

Members also asked about possibility of placing entrances off of 15 Mile due to speed and congestion and the absence of turn lanes on M-37 causing dangerous conditions. Dollar General wants the entrances to be on M-37, the busiest road. Traffic counts by MDOT allow placement of entrances as proposed. The shape of the property also limits changes to the Site Development Plan. The site as shown at the presentation meets all local Commercial Zoning requirements. Mr. Raleigh explained the there will be substantial work done to the driveway approach requiring paving, widening and gravel all according to MDOT requirements for safety and accessibility. There was ongoing discussion regarding this subject with members concerned about traffic safety.

A member asked about signage for this business and lighting in the parking lot. Lights in the parking lot will be wall mounted on the building with no poles. Lights will be full shield and downward facing. There will be a sign on the building and another free standing near the intersection. It would be a full type sign with interior lighting with zoning compliance the responsibility of the vendor. Security lighting will remain on at night after closing but other lighting will be on a timer and the area will not be brightly lit up at night to disturb the neighbors. No signs at the driveway entrance.

In summary it was explained to the members that all issues have been discussed when applying to various entities required for permits and approvals. A secondary access would not work on this parcel due to septic and storm water requirements. Health District 10 has very rigid rules that must be complied with. Each entity approached for required approval also approved the feasibility of the Plan as executed being the preferred way to best use the parcel and comply with all local Zoning.

These companies behind this presentation have years of experience with this type of venture and are very experienced at following necessary protocols and regulations. Member consensus was that this could be a good addition to our community despite traffic safety concerns.

Chairman Israels inquired if there were any more questions or comments from those in attendance. Rick Fulton asked if this was a public hearing and the answer was yes. A member asked if he had any other questions or concerns and he said no.

As there were no more questions or concerns voiced, Chairman Israels asked for a Motion.

Motion to accept the Proposed Site Plan as presented by Moore and Seconded by Doornbos.

Roll Call: Doornbos, Yes, Bonnett, Yes, Moore, Yes, Israels, No, Hoving, Yes

Motion Carried with 4 Yes Votes and 1 No Vote.

A Site Plan Review does not have to be approved by the Township Board but this information and decision will be communicated to the Board at the next meeting on February 20th, 2023.

Motion to Adjourn by Moore, second by Doornbos

All in Favor – Motion Carried

Meeting adjourned at 8:22 P.M.

Respectfully Submitted,

Judith C. Hoving

Recording Secretary