

Leighton Township Planning Commission Minutes

Date: October 9, 2019

Members Present: Scott Chestnut, Louis Murray, John Hooker, Harry DeHaan, Tom Smith, Ben Potts

Members Absent: Matt VanderEide (with notice)

Also Present: Township Planner Andy Moore, Zoning Administrator Lori Castello

1. **Call to Order:** Chairman Chestnut called the meeting to order at 7:00 PM
2. **Approval of Minutes from September 11, 2019.** Minutes were accepted as submitted.
3. **Public Comments for items not on the agenda:** None
4. **Inquiry of Conflict of Interest:** None
5. **Public Hearing:** None
6. **New Business:**
 - A. **Great Lakes Heavy Haul Site Plan Review:** Moore reviewed his report and the recommendation from the site plan review committee, which met earlier that evening and recommended approval to the Planning Commission, with conditions. Commissioners discussed the need for additional landscaping. Potts noted that along the north side of the property (adjacent to a home) there is a dense row of trees about 15' apart. Commissioners felt that additional landscaping was not needed. **Motion by Murray, supported by Potts, to approve with the conditions stated below.**
 - **Prior to issuance of any permits, the applicant shall have paid all application, permit, and other fees related to this request.**
 - **Any stipulations of the Leighton Township Fire Department, Township Engineer, and County Drain Commissioner shall be met.**
 - **Any exterior lighting shall comply with Chapter 18 of the Zoning Ordinance.**
 - **Any signage shall comply with Chapter 21 of the Zoning Ordinance.**
 - **The applicant shall maintain compliance with all the applicable regulations in Section 11.04 of the Zoning Ordinance.**
 - **The applicant shall indicate any outdoor storage areas and unloading or loading areas on the site plan.**
 - **The applicant shall include an area for deferred parking on the site plan.**

- **The applicant shall indicate the proposed final locations of light poles on the site plan.**

Motion carried 6-0 via roll call vote.

- B. Classic Transportation Site Plan Review.** Dave Lucas with FCC Construction was present, as was Justin Longstreth from Moore and Bruggink. This is a new facility for classic Transportation a 145,000 square foot warehouse on their property. Moore reviewed his memo dated October 4 and the recommendation of the site plan review committee. Issues brought forth by the committee included the lack of a landscaping plan, and the fact that the building façade does not meet the requirements of 11.08. Commissioners wanted some landscaping on the site, but felt that the requirements of the zoning ordinance were too onerous for the site, so the consensus was to require half of the required landscaping, and submit a plan to PCI for review. The building façade was deemed acceptable as-is. **Motion by Murray supported by DeHaan to approve with the conditions outlined below:**

- **No demolition or earthwork shall be undertaken on the site until a building permit has been issued consistent with this site plan approval.**
- **Prior to issuance of any permits, the applicant shall have paid all application, permit, and other fees related to this request.**
- **Any stipulations of the Leighton Township Fire Department, Township Engineer, and County Drain Commissioner shall be met.**
- **Any proposed lighting on the site shall be fully cut off in compliance with Section 18.05 of the Zoning Ordinance, for review by the Zoning Administrator.**
- **Relocated signage shall comply with Chapter 21 of the Zoning Ordinance, for review by the Zoning Administrator.**
- **A landscaping plan including 8 canopy trees, 16 evergreens, and 8 ornamental trees shall be submitted for review by the Zoning Administrator and/or Planner.**

Motion carried 6-0 via roll call vote.

7. **Unfinished Business – Master Plan Discussion.** Moore reviewed updates to Goals and Objectives (chapter 9) from the previous meeting. Also reviewed was a draft future land use map, and text, along with a character analysis, discussion of complete streets. A few changes were made to the future land use map, which will be updated for the next meeting. Moore will begin compiling a complete draft document for presentation to the Commission at either the November or December meeting.
8. **Public Comments - None**
9. **Commissioner Comments - None**

10. Adjournment. Motion by Hooker, supported by Smith, to adjourn. Motion carried via voice vote at 8:18PM.

Respectfully submitted,

Andy Moore, AICP

Leighton Township Planner