

Montrose Township

Planning Commission

Meeting Minutes

December 2, 2021

Meeting was called to order by Chairman Morrie Fikes at 6:00 PM.

The pledge of allegiance was recited.

Roll Call: Present: Morrie Fikes, Don Pollard, Tom Tithof, Harry Powell and Dave Badgley

Absent: Jim Ingram and Bill Stroup

Staff Present: Bill McIlmurray - Building Official and Steve Schlicht- Clerk

Meeting Minutes –

A **Motion** was made by Tom Tithof, to accept the meeting minutes from the 11/4/2021 as presented. Support for the motion was given by H. Powell. Motion carried.

Old Business -

Tabled from 11/4/2021 – Site Plan Approval - Family Dollar/ Dollar Tree - Retail Store, 10245 W. Vienna Rd, Parcel # 13-21-200-021 – Zoned C-2.

A **Motion** was made by Tom Tithof to remove the item from the table. Support for the motion was given by Don Pollard. Motion carries 5-0.

Brian Stadler of the Wolgast Corporation, 7551 Geddes Rd, Saginaw, MI 48609, is requesting site plan approval for a new retail store. Property located at: 10245 W. Vienna Rd. Montrose, Sect. 21, Zoned C-2 (General Commercial).

Morrie Fikes opened up the meeting with a concern of Bill Stroup. Mr. Stroup has concerns with the positioning of the building lighting on the west side of the property. David Badgley looked up the light fixtures from the cut sheet and determined that the fixtures were downward illuminating and would not interfere with the east and west neighboring properties.

Tom Tithof inquired as to a building identical to the proposed building. Bill Stadler commented that Wolgast Corp. is finishing up one in Saint Helen, MI.

David Badgley asked if there was research conducted as to the development and location of the store? Mr. Stadler said that Wolgast is the General Contractor for the project and “where Dollar Tree/ Family Dollar point, they go”.

Tom Tithof asked if the Family Dollar brand and Dollar Tree brand were separated? Bill Stadler stated there isn't a demising wall and the brands are separated internally by color coded signage.

Morrie Fikes asked if he reviewed the Building Department's recommendations? Bill Stadler replied yes and had no issues.

Harry Powell inquired as to the storm water drainage. Bill Stadler explained the engineered drain system and how it is metered back into the Michigan Department of Transportation's drain system.

Don Pollard asked when the start date would be? Bill Stadler replied, as soon as the weather breaks.

David Badgley asked when the projected finish date is? Mr. Stadler replied, they have a projected date of June 30, 2022, weather permitting.

A **Motion** was made by Don Pollard, to approve the site plan as submitted subject to the Building Department recommendations. Support for the motion was given by David Badgley. Motion carried 5 – 0.

Other Business:

Master Plan update presentation. Cynthia Todd and Jessica Hufnagle from The Spicer Group outlined and described the process of updating the Master Plan. The commissioners had various questions for the representatives throughout the presentation. Cynthia Todd asked the board members to provide 20 community input questions at the next scheduled meeting, February 3, 2022, for the survey being sent out.

Citizens Comments:

Rex Wheeler, 9198 Sheridan Rd., Montrose, MI commented on how well the Planning Commission is doing and he is appreciative of how much this board cares about the Township. Mr. Wheeler asked what provoked the Master Plan Update? Morrie Fikes replied, it's required under the Michigan Planning and Zoning Enabling Act.

Rex Wheeler updated the board on the Solar history and his position in regards to Solar projects being developed in the area.

Adjournment:

A **Motion** was made by Don Pollard, to adjourn the meeting at 7:16 p.m.
Motion carried 5 - 0.

Due to the lack of agenda items, there will not be a meeting on January 6, 2022.
The next regular schedules meeting will be held on Thursday, February 3, 2022.

Respectfully,

B. McIlmurray
Acting Secretary