

**ALLEGAN TOWNSHIP  
PLANNING COMMISSION MINUTES  
MAY 14, 2018 7:30 PM**

- I. Call to Order
  - A. Chairman Heckman called the meeting to order at 7:30 pm.
  - B. Those present were Ted Heckman, Marty Ruitter, Keith Behm, Mike Buese, Jeremy Dutkiewicz. Chad Kruithoff and Jim Connell were absent. Also present was Supervisor Schulz.
  
- II. Approve the Minutes of the March 12, 2018 Meeting
  - A. Behm made motion to approve minutes – Second by Buese. Motion passed unanimously.
  
- III. Jaris Mulder – 1222 28<sup>th</sup> St – removing a single wide & replace with single wide trailer.
  - A. Mr. Mulder stated that his property is so small and he would like to remove the single wide trailer and replace with a single wide trailer.
  - B. Heckman stated that it would not comply with the Township Zoning Ordinance.
  - C. Schulz stated it is a very small lot and the single wide is in bad shape and there is not enough room for a doublewide.
  - D. Mr. Mulder stated a new one would look better than what is on there now.
  - E. Schulz wondered if there should be an amendment to zoning to allow Mr. Mulder to put a single wide since property is so small.
  - F. Mr. Mulder stated if he put a doublewide on the property the septic system would be too close.
  - G. Buese asked “What is the down side?” Schulz stated we don’t totally want to change the ordinance but maybe have amendment if property is too small for doublewide.
  - H. Heckman feels need to look into this and can’t give Mr. Mulder an answer tonight. The Planning Commission needs to do some discussing on this.
  - I. Mr. Mulder was asked if he was going to put a new trailer on with Mr. Mulder responding no it would be a used single wide about 10 – 15 years old.
  - K. The Planning Commission thanked Mr. Mulder for coming in and they would be getting back with him.
  
- IV. Review Site Plan for O’Reilly Auto Parts
  - A. Mr. David Gibbs from Fleis VandenBrink and Mr. Rob Horton from Red Cedar Partnership representing O’Reilly Auto Parts.
  - B. Heckman asked about driveways. Mr. Gibbs said they would be utilizing the two existing driveways off Lincoln and will have an access drive off the back of the property.
  - C. Behm asked if zoning is ok with Schulz stating the zoning was fine.

- D. Schulz asked if they were going to put screening up. Mr. Gibbs stated there is an existing fence on Speedway property and since it is surrounded by commercial property there isn't a need for any fencing, there may be some trees & shrubs.
  - E. Schulz asked if they were going to have a retention pond. Mr. Gibbs stated they would be using existing drainage to North & West.
  - F. Ruitter asked when they thought the project would begin. Mr. Horton stated that they hope to start mid-summer.
  - G. Schulz asked about the retail space – Mr. Gibbs stated 7225 Square Feet and Schulz asked if that was all retail space? Mr. Gibbs stated the customer area would be approx. 3600 square feet.
  - H. Heckman asked how they would be draining the water off parking area. Mr. Gibbs stated there would be a surface drain which would catch about 1 ft. of water in trenches. Also stated surface drains behind Goodwill.
  - I. Schulz asked about the lighting as it doesn't want to spill out into the road. Mr. Horton stated they were not open 24 hours and the store in Plainwell closes at 10 pm. Mr. Gibbs stated there were energy codes and the lights have to be turned off.
  - J. Heckman asked if it was just sales and not service facility with Mr. Horton stating yes, just sales.
  - K. Dutkiewicz made the motion to accept O'Reilly Auto Parts Site Plan as presented – Second by Ruitter. Motion passed unanimously following roll call.
  - L. The Planning Commission Members thanked Mr. Gibbs & Mr. Horton for coming in.
- V. Amendment to Zoning Ordinance
- A. Schulz said the Township Attorney was working on the wording for the amendments.
- VI. Old Business
- A. No Old Business
- VII. New Business
- A. No Additional New Business
- VIII. Adjourn
- Behm/Heckman made motion to close meeting with the meeting closing at 8:35 PM.