



Village of Stockbridge  
**PLANNING COMMISSION**  
**Unapproved MINUTES**

305 W. Elizabeth St., Room 112 ~ 517 - 851 - 7435

Thursday – June 01, 2023, at 6:30 P.M

ZOOM Meeting ID. 8142807065.

Passcode # 647243

**ZOOM Dial in Call Toll free - 1-877-853-5247 or 1-888-788-0099**

Call meeting to Order at: 6:37 P.M.

Roll Call, P.C. Commissioners Present: Laura Loomis, James Johnson, Kim Morehouse, Daryl Anderson, Jenifer Conant

Motion to approve June 01, 2023, Meeting agenda. First by Laura, Second by James. No discussion, Voice vote all in favor: response was unanimous. Motion carried.

Motion to approve the Minutes from – May 04, 2023, motion James, second Laura No discussion, Voice vote all in favor: response was unanimous. Motion carried.

#### **PUBLIC COMMENT**

##### **No Public Comment**

- Daryl Updated commissioners on status of Text amendments submitted to Council.
- Katrina is the new Zoning Administrator, and the Stockbridge Townships Code Enforcement unit will now be the Villages code enforcement unit.
- Updated Commissioners on Master Plan the next step Motion to approve Draft #2 Survey questionnaire by Kim second by Laura voice vote all in favor Motion carried .

#### **NEW BUSINESS**

- Public hearing on Special use request. Comments from public I opened floor to public comment 4980 Bird drive presentation provide by Ron Phipps. I asked about a plan for disposal of hazardous waste they assure us they use a License. Disposal of all hazardous waste and is stored inside building I asked about noise and hour of operation normally they work from 8:00 am to 5:00. Pm. sec. 6-153 provides required conditions. They inquired about parking vehicles outside. They were informed that all vehicles parked or stored outside must be on a hard surface and not longer than 7 days. Also, must be in full compliance with section 6-153 rules. They asked about a sign. I told them that I would email them 6-232 Permitted wall signs and also email them section 6-262 (a) Off-street parking lot design and construction, and driveway design and construction for residential uses.

## Sec. 6-232. - Permitted wall signs.

The following wall signs shall be permitted in the following districts in accordance with the regulations herein.

(1) *General requirements.*

- a. No wall signs shall be erected to extend above the top of the wall to which it is attached, nor extend beyond the ends of the wall to which it is attached. Signs erected on the vertical portion of the mansard roof are considered to be wall signs.
- b. All wall signs shall be safely and securely attached to the building by means of metal anchors, bolts, or expansion screws. In no case shall any wall signs be secured with wire, straps of wood or nails.
- c. There shall be no more than one wall sign permitted for each building. Buildings which have frontages on two public rights-of-way are permitted a wall signs on both building frontages, provided total square foot requirements set forth in [section 6-231](#)(b) are not exceeded.

(2) *Specific requirements.* wall signs shall be permitted by the district in accordance with the following requirements.

District	Height	Area
I-1 district. All permitted and special uses	Shall not block view of oncoming traffic, pedestrians or create a health and safety hazard in any way	One square foot for each lineal [linear] foot of building frontage not to exceed a total of 40 square feet

**I Daryl Anderson Chair move to grant the special use permit based on the following findings required by section 6-44 - Special land use procedures. and other commissioners-imposed conditions:**

- (1) I find that this new businesses operation will be harmonious and in accordance with the general objectives or any specific objectives of the master plan. The Master Plan Specifically recommends Commercial development along the north M-52 corridor as entering village and along the south section of M-52 as leaving village especially in the Industrial complex developed for type M-1 business as these businesses is.
- (2) I find that this new business is in the industrial park it is designed, constructed, operated, and maintained to be harmonious and appropriate in appearance with the existing or intended character of the general vicinity and will not change the essential character of the area.

- (3) I find that this new business is in the industrial park it will not be hazardous or disturbing to existing uses or uses reasonably anticipated in the future.
- (4) I find that this new business in the industrial park will be an improvement in relation to property in the immediate vicinity and to the village, as a whole. Because the building is vacant and must be maintained and occupied to maintain appearance of ground and building upkeep to support property values.
- (5) I find that this new business in the industrial park will be served adequately by essential public services and facilities that were pre-installed when industrial park was established or that the persons responsible for the establishment of the proposed use will provide adequately any such service or facility.
- (6) I find that this new business in the industrial park will not create excessive additional public costs but in fact will add to the tax rolls of the village and bring additional customers and possible residents to village and will not be detrimental to the economic welfare of the village.
- (7) I find that this new business in the industrial park will be consistent with the intent and purposes of this chapter. Which is to allow other than by right business when they meet the requirements for a special use which this applicant and business has.

## CONDITIONS

### **1. All vehicles must be parked on a hard surface. Per sec 6-262 - Off-street parking lot design and construction, and driveway design and construction for residential uses.**

- (a) Except for uses located in the OSC—Open Space Conservation District, all required parking lots, driveways, or loading areas required shall be hard-surfaced with asphalt or concrete pavement, shall be graded and drained to dispose of surface water which might accumulate within or upon such area, and shall be completed prior to a certificate of occupancy being issued. Drainage for parking lots shall conform to the standards set forth in [section 6-188](#).
- (1) Except in a M-1 Zoning District a parking lot strictly used for heavy equipment (including commercial vehicles like semis) related to the business on the property maybe constructed of a flat hard porous surface, such as asphalt millings or limestone, provided the parking lot is 1) located in the rear of the building, 2) an acceptable plan is proposed for dust control application to the parking area throughout the year, and 3) the parking area is not used for vehicular parking for employees or customers.
- (b) ~~All illumination for all such parking lots shall meet the standards set forth in [section 6-176](#)(e).~~ This section does not exist. Daryl, we are in the process of removing it from ordinance.

## **Sec. 6-185. - Glare and exterior lighting.**

*Exterior lighting from direct sources.*

- (1) Except for uses located in the OSC—Open Space Conservation District, and subject to the provisions set forth herein, all parking areas, walkways, driveways, building entryways, off-street parking and loading areas, and building complexes with common areas shall be sufficiently illuminated to ensure the security of property and the safety of persons using such public or common areas.

### **2. Must be in full compliance with sec. 6-153:**

Automobile service stations and washes, shall be subject to the following standards:

- (a) Separation shall be made between the pedestrian sidewalk and vehicular parking and maneuvering areas with the use of curbs, wheel stops, greenbelts or traffic islands.
  - (b) All activities related to vehicle washing, service and repair equipment shall be entirely enclosed within the building.
  - (c) Driveways shall be designed to accommodate the type and volume of vehicular traffic using the site and located in a manner which is compatible with uses located adjacent to and across from the site.
  - (d) Inoperative or unlicensed vehicles shall not be stored outside for more than seven days. Such storage shall not occur in front of the building front line.
  - (e) Vehicle sales shall not be permitted on the premises of any automobile service station or wash.
3. also, for noise abatement they must abate any noise complaints
  4. Hours of operation are limited to M-F 8 am to 6 pm. And Saturday 8 am to 5 pm. And no operation on Sunday.
  5. All vehicles must be parked on a hard surface 6-262 (a)

Motion made by Kim and second by James for above.

Discussion noise abatement should grant right to leave their doors open its and industrial zoned area it an industrial area it going to be a little loud.

6. Kim made Motion to strike Nosie abatement Laura second vote voice vote all in favor. Non opposed. motion carried.
7. Motion by James to revise the motion to modify and above hours listed to allow operation 7 days a week second by Kim hours of operation to modify hours of

operation listed above and stipulated restated to 7 am to 10 p.m. 7 days a week.  
Second, Kim Voice votes all yeas none opposed motion carried.

Daryl made a motion to approve the revised and amended special use permit application for reasons stated Kim seconded. Voice vote all approved, no nays. motion carried.

After the Planning Commission Board granted the special use request, the Planning commission Attorney suggested that the applicant had submitted the wrong Site plan review request being type 1 and should have submitted type 2. Extensive discussion ensued but the board decided applicants needed to submit a type 2 site plan review request. Daryl said he would contact applicants and inform them of this action, and he would personally fill in all the information that type 2 review form required through communications with applicant.

Note: Daryl contacted applicant the following day Friday, June 2, 2023, and advised them of this issue and later in the day completed the application and had applicant sign application by typing in their name in the fillable form and then submitted said application to Katrina via email and village president was copied at same time.

Commissioners were asked about requiring Sidewalks under sec. 6-45 site plan review. For all new construction residential and commercial Site Plan review Type 4. John Gormley Planning Commission attorney said that all we needed to do is add to the 6-45 ordinance that required any new construction of residential or commercial buildings shall install sidewalks that are in compliance with ADA standards and with Local Village Ordinances and State Law. Commissioners decided to pursue adding to 6-45.

Sec. 6-262. - Commissioners decided to pursue correcting Off-street parking lot design and construction, and driveway design and construction for residential uses sections:

(b) All illumination for all such parking lots shall meet the standards set forth in [section 6-176](#)(e). **Section 6-176(e) has nothing to do with illumination.**

(e) *Parking lot landscaping.*

(1) *Required landscaping within Parking lots.* Separate landscape areas shall be provided within parking lots in accordance with the following requirements:

(c) Parking lot landscaping and buffering requirements shall meet the standards set forth in section 6-123(e). **No such section in the Zoning Ordinance.**

Daryl asked who wants to be Paid for attending planning commission meetings?  
All commissioners except James want to be paid.

. Commissioners decided to pursue creating a Pedestrian Ordinance.

## **PUBLIC COMMENT**

**No Public comment**

**DIRECTORS COMMENTS, CONCERNS SUGESTIONS**

No directors comment.

**NEXT MEETING**

**July 06, 2023**

Motion to adjourn made by Laura second by Jennifer 7:48 p.m. voice vote all in favor motion carried.