



Village of Stockbridge
PLANNING COMMISSION
NOVEMBER 07, 2024
APPROVED MEETING MINUTES

P.C. meeting was called to order at: 6:37 p.m.

Roll Call, of P.C. Commissioners Present: James Johnson, Daryl Anderson, Jennifer Conant, Kim Morehouse. Absent at start of meeting: Commissioner Laura Loomis. Commissioner Laura Loomis arrives at the meeting around 7:00 p.m.

Also present: Attorney John Gormley. Representative of Wolverine Engineering, which is under contract as the villages, engineering firm Don Heck, Also present Jill Ogden (Village President) Scott Horner (Owner of Dogs Help LLC) Scott Olson representative of Keb's Inc. Engineering firm. Village Zoning Administrator, Katrina Griffith, MCP

Agenda Approval

- Motion to approve the agenda was made by Jennifer and seconded by James. Approved unanimously.

Minutes Approval

- Correction: Laura's name was misspelled in the October 3rd, 2024 minutes.
- Motion to approve amended minutes was made by James and seconded by Jennifer. Approved unanimously.

Public Comment

- No public comments were made.

New Business

Site Plan Review for Dogs Help LLC

- Motion by Daryl to approve the site plan for Dogs Help LLC. Second by Jennifer.

DISCUSSION OF MOTION

- Scott Horner (Owner of Dogs Help LLC) discussed the site plan, including building additions and reorientation.
- Concerns about sanitary discharge capacity due to new buildings.

1. Sanitary System Concerns

- Existing system includes a pump station with a force main to Green Road.
- Initial clogging issues addressed with strainers and water flow adjustments.
- Concerns about increased load from new buildings on the pump station.

2. Approval and Conditions

- Site plan approval requires a compliance with ordinance 34-102 and that no changes are made to Blueprints Provided by Keb INC. Dated 8-28-24 Labeled Animal resources Phase 2 .
- Village engineer and zoning administrator to verify sanitary system adequacy.

3. Sewer Line Maintenance and Engineering

Current Situation and Challenges

- Plugging issues in the sewer line between the lift station and the main.
- Discussion on maintenance responsibility and cost-sharing proposals.

Historical Context and Installation

- Line engineered to connect with infrastructure from 2016.
- Current user required to connect at significant expense.

Water Flow and Volume Requirements

- Minimum of 200 gallons needed to prevent clogs.
- System pumps over 200 gallons each cycle to clear the line.

Solutions and Improvements

- Increased pump volume and strainers introduced to reduce clogs.
- No issues reported in the past eight months.

4. Sewer System Concerns and Solutions

Current Status and Concerns

- Sewer issue resolved with no problems in the past seven to eight months.
- Concerns about future costs if the system fails again.

Risk and Liability

- Low risk to the village with collaborative resolution expected.

Proposed Solutions and Options

- Install strainers in new buildings and ensure adequate water volume.
- Shared risk approach proposed if current improvements fail.

Additional Measures

- Additional filtration systems planned for buildings two and three.
- Solid waste collected and disposed of in dumpsters.

Ordinance and Compliance

Ordinance 34-102

- Prohibits discharges that could obstruct sewer flow.

Future Considerations

Backup Plans

- Contingency plans for system failure, including rerouting the sewer line.

- Cost responsibility depends on blockage location.

5.Sewer System and Ordinance Compliance

Problem Identification and Responsibility

- Responsibility for fixing issues depends on the source.
- Collaborative solutions will be sought in case of ordinance violations.

System Functionality and Maintenance

- System assumed to be functioning well with no current issues.
- Consideration of pumping clean water to prevent debris accumulation.

Engineering Considerations

- Maintain flow velocity to prevent solids from settling.
- Initial settings may not account for current usage.
- Daryl asked Donald B. Heck P.E. Wolverine Engineers & Surveyors Inc. if the existing 1 ½ “ force main provided by the Village was of adequate size to handle the existing and increased volume of adding the 2 new buildings. Mr. Heck responded that the 1 ½” sanitary pipe was adequate to handle the increased and existing volume of effluent

END OF DISCUSSION

Approval of Site Plans

Conditions and Compliance

- Motion made by Daryl to approve Dogs Help LLC. Phase 2, Site Plan prepared by Kebs, Inc. date 8-28-24 with the understanding that full compliance with ordinance 34-102 and that no changes are made to Blueprints Provided by Keb INC. Dated 8-28-24 Labeled Animal resources Phase 2 . Without prior approval. Second by Jennifer. Voice Vote all in favor signify by responding yay those opposed signify by responding with nay. Response was week. The Chair Daryl Anderson then required a rollcall vote of those in favor of approving the submitted Dogs help Phase 2 , Site Plan. Response: Laura Loomis – Yes, Kim Morehouse – Yes. James Johnson - Yes, Jennifer Conant Yes, Daryl Anderson – Yes. Motion Approved unanimously. No dissenting votes.

Noise Concerns

Noise Ordinance Compliance

- Current noise levels acceptable with no complaints.
- Future discussions if noise levels increase.

Building Permit and Project Planning

Building Permit Requirements

- Meeting minutes needed for building permit process.
- Unapproved minutes provided by tomorrow.

Project Phases

- Current application for K-9-2, future applications pending.

- All projects approved with intention to start next year.

Permit Application Deadline

- Applications due before November 8, 2025, to avoid issues.

Permit Strategy and Construction Process

Permit Strategy

- One permit for simultaneous construction, separate permits for sequential.
- Separate permits allow for individual Certificate of Occupancy issuance.

Construction Timeline

- Staggered start planned with all permits pulled before next November.

Ordinance and Compliance

Ordinance Compliance

- No changes to the approved site plan without re-approval.
- 18 months to complete construction with possible extensions.

Adjourn

- Motion to adjourn by Daryl Anderson second by Jennifer Conant . Voice vote Approved unanimously.
- P.C. Meeting adjourned at 7:42 p.m.

November 09, 2024

Minutes Prepared by

Daryl Aderson

Chair Village of Stockbridge Planning Commission

Suggested Action Items

[] Ensure all necessary applications for connecting new buildings to the sanitary system are submitted..

[] Continue monitoring the effectiveness of increased pump volume and strainers in preventing clogs.

[] Monitor compliance with ordinance 34-102 to prevent future sewer obstructions.

[] Ensure the site plan approval is documented with the correct date and details.

[] Provide unapproved meeting minutes by tomorrow.

[] Submit all building permit applications before November 8, 2025.

[] Ensure no changes are made to the site plan without re-approval.

[] Request extensions before deadlines if construction cannot be completed in time.

AI Suggestion

AI has identified the following issues that were not concluded in the meeting or lack clear action items; please pay attention:

1. Monitor compliance with ordinance 34-102 to prevent future sewer obstructions and ensure strainers and additional filtration systems are installed in the new buildings.
2. Provide unapproved meeting minutes by tomorrow to facilitate the building permit process and submit all building permit applications before November 8, 2025.