

CALL TO ORDER

The special quarterly meeting held Monday, January 22, 2024 of the Benton Charter Township Planning Commission was called to order by Trina Rodez at 6.00 pm and a moment of silent invocation was observed.

Members Present: Chairperson Trina Rodez, Carolyn Phillips, Matt Davis, Marletta Seats, alternate Joe Taylor
Members Absent:
Staff Present: Chris Fuchs, Andy Dean, Loyall Bennett, Stephanie Turney
Also present:

SILENT INVOCATION:

After a moment of silent invocation, Stephanie Turney called the roll (as indicated above).

APPROVAL OF MINUTES from January 8 8 (4 site plans, hobby farm home occupation). Mr Davis moved to approve. Mr. Taylor second. Roll call vote all in favor of approving minutes.

AGENDA AMENDMENTS: None

NEW BUSINESS:

1. **CBE, LLC (Brian Leibrandt of 221 W Webster Ave, Suite 507, Muskegon) is seeking site plan approval in order to construct a new TSC (Tractor Supply Company) retail location immediately west of the Secretary of State location on Mall Place on two parcels zoned D-1 Commercial Retail (Property ID#: 11-03-0032-0010-00-0 and 11-03-0032-0009-98-6).**

Very icy snowy evening. Mr. Fuchs introduced the TSC Site plan location as being a site that will require a lot of dirt moving and specified the location. Mr. Witte of Nederveld Engineering and Brian Leibrandt with CBE (developer for Tractor Supply Compnay) offered answers to questions about operations and introduced Mr. Witte.

Steve Witte: expressed appreciation for help through the design. There are challenges from a grading perspective. Two lots will have their lot lines re-configured. TSC does not intent to build anything on the left-over parcel. Remainder will be difficult to put any structure on in the future. A 21,930 square foot building for TSC will be put on 4+ acres. Mr. Witte spent significant time describing outdoor display areas in three categories. The sidewalk outdoors in front of the building and in front of the fencing is where smaller items such as lawn tractors and so on are displayed. The second category is permanent trailer and equipment display area. That is closer to Fairplain at the south end the proposed parking area. The third area is the outdoor fenced in area immediately east of the building. Proposed on the site plan is a 16' tall fence for security purposes. They want that to be chain link fence. Gates at the south and north ends of that fenced in area will accommodate driving through and picking up materials. There are three longer parking spaces (for a truck and trailer) where a person can go into the store and purchase something and then pull into the fenced in area to load up and pull out of the site in a counterclockwise direction around the store. There is also an outdoor garden area which was described.

The store is using a single drive entrance which is half constructed already (identified for location) which will be expanded for the entrance to this site. The parking that is offered in 63 sites; that is all they need. Occasionally on weekends there will be special 4-H events which may bring more than the normal demand on the parking. Drainage: an existing area west of the entrance constructed for the plaza to our east will be expanded and deepened. That has been submitted to Chris Quattrin for his review. We don't have his comments back yet, but those have been submitted. Mr. Witte spoke to the attractiveness of the proposed store and offered to answer questions. He described the front vestibule bumps out to dress up the front entrance area. When he stopped to take a breath,

Mr. Davis questioned why the split is taking place and asked what the long-term intent is to put proper easements in place to make sure that is managed without the township being involved in that in the future. Mr Witte described the split as a two-parcel lot adjustment instead of a combination and split. Tractor Supply will be on its own site and the remainder will remain almost unbuildable. He spoke to the drain burden off site from the Plaza next door; TSC will need to give that drainage a drain easement and then accommodate the drainage off the TSC site in a maintenance agreement for its parcel that is in place now between the Drain office and the Plaza for an area that

includes their parcel. That paperwork needs to be cleaned up, transferred to TSC and an agreement put in place then between the Plaza and the Owners of TSC which will be a private agreement relating to permissions and maintenance. That was said to need to be approved by the building office here and by Chris Quattrin in the Drain office. When the small parcel is sold in the future, the process will need to start over and satisfy all the requirements for any proposed configuration changes.

Mr. Davis then spoke to identifying and satisfying all the easements identified on the drawing. For example the AEP easement: he didn't have time to identify the power poles on the site, affirmed as being chased and satisfied. Some conversation about the easement for the future Fairplain Drive originally being much farther north than the road that was subsequently constructed. Mr. Witte described the parking spaces as being painted into 10'x20' spaces with 28' drive aisles being much larger than most Ordinances require. Mr. Taylor asked about employment opportunities. TSC hires two assistant store managers and around 12 employees part and full time locally to assist the full-time store managers supplied by the corporate offices.

Upon request, Mr. Davis moved to recommend approval of the site plan subject to the easement agreement for the drainage with the Orchards Plaza and subject to approval by the Drain Commission and Road Department, adding that he feels the 16' tall fence in open chain link should specifically be approved with the site plan as shown. Second by Ms Seats.

Mr. Fuchs spoke to the parking calculations saying his department has no issue with the way the 63 parking spaces supplied were calculated from the available gross square footage.

After some small talk, and appreciation for the proposed store, Ms. Rodez called for a voice vote. The motion was approved unanimously.

New Business:

2. Shane Franks (PO Box 1111, BH 49022) is seeking vehicle dealership license at 1340 Territorial in order to sell production reefer trailers and FEMA tool containers manufactured on site; Storage containers on site in the E-Restricted Industrial district as shown on a submitted site plan (Property ID#: 11-03-0800-0001-09-1).

No one representing Mr. Franks was present at the meeting when the item came up for consideration, so the item is by default tabled until the next meeting. Some description of what brought this item to the Planning Commission was given relating to building out reefer trailers and containers into tool bins for hot climate areas being constructed for FEMA and other government contracts in warm climate zones. As the decision to end the meeting was being completed Mr. Franks arrived without design representation. Meeting was generally dispersed (item *tabled*).

REPORT OF THE BOARD OF TRUSTEES REPRESENTATIVE:	No report
REPORT OF THE ZONING BOARD OF APPEALS REPRESENTATIVE:	No report
BOARD COMMENTS:	None
STAFF COMMENTS:	None.

ADJOURNMENT: There being no further business before the PC, the meeting was adjourned at 6.30ish pm:
Minutes: Chris Fuchs for the Secretary of the Planning Commission.