

Oakfield Township Planning Commission
10300 14 Mile Road, Rockford, MI 49341

Minutes
May 19, 2015

Regular Meeting Call to Order:

Chair, Robin Rudden called a regular meeting of the Oakfield Township Planning Commission to order on Tuesday, May 19th, 2015 at 7:30 PM.

Attendance

Present: Robin Rudden, Jason Black, Gary Olger, Roger Mason, Marla Platt, Bill Pelak, Andy Harter

Absent:

Guests: Christopher Allers

Approval of Minutes

Marla Platt made a motion to approve the regular meeting minutes of March 17th, 2015. Jason Black supported. The motion carried on a voice vote of 7-0.

Township Board Report (Roger Mason)

The Township Fire Department recently purchased a used rescue rig with mini pumper. Although used, it's in near perfect condition and is a good addition to the department's safety equipment.

The leadership example of the new Fire Chief, Sam Peterson, is already yielding positive results. Morale amongst firefighters is high and there is a fresh spirit of teamwork. For the first time in many years, the department is fully staffed with mostly certified fire personnel. Just last month, five new firefighters joined the department.

The Fire Department is exploring the idea of implementing a Firefighter cadet training program. This is still in the planning stages.

Building permits are on the rise. Year to date building permits stand at about 25. Just last month there were five new home construction permits and several pole barns.

The Township revenue sharing program currently stands at approximately \$2,000 to \$3,000.

New Business

Christopher Allers requested approval of a new business construction site plan located at 13790 Old 14 Mile Road. The proposed construction included a 50' x 200' 4-unit commercial building, a driveway, parking and drain fields encompassing a 3.9 acre parcel of mostly commercially zoned property. Mr. Allers plans to relocate his indoor gardening business from the building he's renting across the road to this new construction. Future plans for the property include possibly renting some of the smaller units.

Jason Black said the site plan lacks sufficient detail, specifically lighting, signage, possible dumpster enclosures, etc. Mr. Black recommended that Mr. Allers include these and other details to the plan.

Marla Platt said the Planning Commission could approve the plan as is. As more detail is added to the site plan, the Commission could consider and approve those additions.

Roger Mason felt that the plan was incomplete and did not contain sufficient detail for approval. Mr. Mason said the shortcomings should have been addressed by the Township and by Mr. Allers prior to this meeting. Mr. Mason said this lack of detail was unfortunate because it could potentially cause Mr. Allers construction delays and additional Planning Commission approvals.

Jason Black made a motion to approve Mr. Allers' new business site plan (Project # 141290) located at 13790 Old 14 Mile Road (Sec. 13, T9N, R9W) as presented to the Planning Commission contingent on review and prior to installation of any commercial signage, lighting, dumpster enclosure, etc. Marla Platt supported. The motion carried on a roll call vote of 5-2 with Roger Mason and Robin Rudden casting the two "nay" votes.

Old Business


None

Public Comment

Andy Harter asked members to review and update their Planning Commission contact roster.

Regular Meeting Adjournment

Gary Olger made the motion to adjourn. Jason Black supported. The motion carried on a 7-0 voice vote. The meeting adjourned at 8:05 PM.


Andrew Harter
Secretary
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