

VILLAGE OF STOCKBRIDGE
SPECIAL USE REQUEST
406 W. Main Street

Please take notice there will be a Public Meeting on Monday, March 2, 2015 at 7:00 pm during the regularly scheduled Village Council Meeting, located at Stockbridge Village Hall, 305 W. Elizabeth St., Room 107, P.O Box 155, Stockbridge, Ingham County, Michigan. The purpose of the Public Hearing is to hear public comment concerning a Special Use Request from 406 W. Main Street, for consideration of allowing a Storage Facility, as required by Michigan Zoning Enabling Act 2006 PA 110 and the Village of Stockbridge Ordinance. The subject site is zoned C-2 (Central Business District).

The Special Use will be considered by the Village of Stockbridge on March 2, 2015 at 7:00pm. Citizens are welcome to attend and have the right to provide oral and written comments regarding the Special Use request. Written comments may be submitted to the Village Clerk up to the meeting time. Any Questions, please contact Debbie Nogle, Village Clerk at 517-851-7435.



VILLAGE OF STOCKBRIDGE
Council Meeting
305 W. Elizabeth Street, Room #112
Monday, March 2, 2015 at 7:00pm
APPROVED Minutes

1. Meeting called to order by President Uihlein at 7:00 pm.

a. **Roll Call:**

PRESENT: President Uihlein
Pro-Tem Wilson
Trustee Stowe
Trustee Quintanilla
Trustee Wallace

ABSENT: Trustee Bachman
Trustee Howlett

Present:

Clerk Nogle
Treasurer George
Police Chief Torres
Melinda Baird, Sun Times Newspaper
Citizens were also present

b. **Pledge of Allegiance**

President Uihlein led the pledge of allegiance.

c) **Approval of Agenda**

MOTION by Wallace, SUPPORTED by Wilson to approve the March 2, 2015 agenda as amended:

Move Police Report to Presentation 3.b
Add Property Restoration Complaint under Communications
Add c. Water/Sewer Garbage Complaints under Old Business

Motion carried with unanimous ayes.

d) **Approval of Minutes**

MOTION by Wallace SUPPORTED by Wilson to approve the minutes of February 2, 2015; Special Meeting minutes February 27, 2015 as amended: Add Pamela George

as Present.

Motion carried with unanimous ayes.

2. **PUBLIC COMMENT:** NONE

3. **PUBLIC HEARING:**
406 W. Main Street



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MOTION by Quintanilla, SUPPORTED by Wallace, approved; to open the Public Hearing at 7:05pm.

NO PUBLIC COMMENTS

MOTION by Quintanilla, SUPPORTED by Wallace, approved; to close the Public Hearing at 7:07pm.

MOTION by Quintanilla, SUPPORTED by Wallace, to approve a Special Land Use application from Bryan Cole to allow a Storage Facility at 406 West Main Street, in the C2 District as recommended by the Planning Commission.

AYES: Wilson, Stowe, Quintanilla, Wallace

NAYS: None

ABSTAIN: Uihlein

ABSENT: Bachman, Howlett

MOTION PASSED.

4. **POLICE REPORT:**

Council reviewed the report as written by Chief Torres.

5. **PRESENTATION-**

a. **Consumers Energy**

There was a presentation by Consumers Energy explaining the Franchise Agreement between the Village of Stockbridge and Consumers Energy.

6. **FINANCIAL REPORTS:**

a. **Treasurer's Report**

➤ George gave the Treasurer's Report

b. **Clerk's Report:**

Clerk Nogle discussed her assignments.

c. **Accounts Payable:**

MOTION by Quintanilla SUPPORTED by Wilson to approve the accounts payable as presented by Clerk Nogle in the amount of \$60,004.69.

AYES: Quintanilla, Wallace, Wilson, Stowe, Uihlein

NAYS: None

ABSENT: Bachman, Howlett

MOTION PASSED

7. **ZONING OFFICIAL REPORT:**



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Katrina Griffith gave a verbal report.

8. COMMUNICATION REPORT:

a. Property Restoration Complaint

Property owner is asking the village to recoup costs associated with a sewage back-up allegation from February 25, 2015 dated in an estimate (BELFOR Property Restoration) received by the village. DPW will attempt to gain access into the residence and investigate.

9. NEW BUSINESS:

a. DDA Budget

MOTION by Quintanilla, SUPPORTED by Wilson, to approve the FY2015-16 Stockbridge Downtown Development Authority Budget as presented.

AYES: Wallace, Wilson, Stowe, Quintanilla, Uihlein

NAYS: None

ABSENT: Bachman, Howlett

MOTION PASSED.

a. Consumers Energy

MOTION by Quintanilla, SUPPORTED by Wallace, approved; an Ordinance granting Consumers Energy Company, its successors and assigns, the right, power and authority to construct maintain and commercially use electric lines consisting of towers, masts, poles, crossarms, guys, braces, feeders, transmission and distribution wires, transformers and other electrical appliances on, under, along and across the highways, streets, alleys, bridges, waterways, and other public places, and to do a local electric business in the Village of Stockbridge, Ingham County, Michigan, for a period of thirty years.

Ayes: Wilson, Stowe, Quintanilla, Wallace, Uihlein

Nays: None

Absent: Bachman, Howlett

MOTION PASSED

b. Reserve Funds

MOTION by Quintanilla SUPPORTED by Wallace, approved; to open 6 month CD reserve funds account in the amount of \$25,000.00, to be held at the Farmers State Bank.

Ayes: Quintanilla, Stowe, Wallace, Wilson, Uihlein

Nays: None

Absent: Bachman, Howlett



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MOTION PASSED

Absent: Bachman

MOTION PASSED

10. **COMMITTEE REPORTS:**

a. Cemetery Committee

Uihlein reported that he is planning on getting a jump start on the cemetery clean up to be held sometime in April.

b. New Building Committee

Wallace gave an update on the new building.

c. WATER SEWER GARBAGE COMPLAINTS

Stowe received a complaint in regards to the water billing. Stowe reminded that the bills need to go to the property owner and there is an ordinance in place that supports it.

11. **ADJOURNMENT**

MOTION by Quintanilla, SUPPORTED by Wallace to adjourn at 7:52pm.

Motion carried with unanimous ayes

Respectfully submitted:

Debbie Nogle
Village Clerk

Greg Uihlein
Village President



**Village of Stockbridge
Application for Site Plan Review**

To: ZONING ADMINISTRATOR/Planning Commission- VILLAGE OF STOCKBRIDGE

From: JOE HILEMAN Phone: 734-478-4294

Address: 2370 E. STADIUM BLVD. ANN ARBOR MI 48104

A. PROPERTY INFORMATION COM @ N1/4 COR OF SEC 27 - N89D 05'20"E 1331.58FT ALNG N
SEC LN TO POB- N89D 05'20"E 278 FT ALNG SD N LN S9D
21'24"W 568.33 FT TO C/L OF MAIN ST -N70D 33'30"W 187.65
FT ALNG SD C/L -N01D 00'W 493.96 FT ALNG OCCUPIED 1 8 IN
TO POB ON NE1/4 OF SEC 27, T1N R2E 2.781 A. VILLAGE OF STOCKBRIDGE

1. Property Legal Description: _____

2. Address of Property: 466 W. MAIN ST. STOCKBRIDGE MI 48104

3. Tax ID number of property: 33-42-16-27-226-D17

4. Existing Zoning of Property in Question: CONVALESCENT - COMMERCIAL

5. Area of Subject Parcel in Acres (If less than 1 Acre, in Square Feet): _____

2.25

B. General Description of the Proposed Development: SELF STORAGE.

CONVERT EXISTING STRUCTURE INTO PUBLIC

SELF STORAGE.

C. OTHER INFORMATION as may be required by provisions of the zoning ordinance.
Additional information attached and made a part of this application is as follows:

SITE PLAN ATTACHED.

**I understand the fee for a Site Plan Review is \$500.00 plus actual costs of
administration, planner review fees, engineering fees and legal fees.**

Signed: _____ Date: _____

D. OFFICIAL ACTION

Date Received: _____ Type of Action: _____

Zoning Administrator

STOCKBRIDGE VILLAGE COUNCIL

Date Received: _____ Type of Action: _____

Village President

Village of Stockbridge

305 W. Elizabeth Rm 107

Stockbridge, MI 49285

Preliminary Site Plan Review

406 W. Main

Aviana Self Storage

Preliminary Site Plan Review

The submittal items for site plans are specified in Sections 6-45 (b)(2), 6-263, and 6-176.

Section 6-45 (c)

General:

- A. Condition met. **Acceleration, deceleration and passing lanes not depicted.**
- B. Condition met.
- C. Condition met.
- D. Condition met.
- E. Condition met.
- F. Condition NOT met. **Missing architect seal.**
- G. Condition NOT met. **No information for locations within 100 feet shown.**
- H. Condition NOT met. **Right of way measurement not shown.**
- I. Condition NOT met. **Zoning classification of 2/4 abutting parcels shown.**
- J. Condition NOT met. **Gross acreage not provided.**

Physical:

- A. Condition NOT met. **Acceleration, deceleration and passing lanes not depicted.**
- B. Condition met.
- C. Condition NOT met. **Water and sanitary not showing connection.**
- D. Condition met.
- E. Condition met.
- F. Condition NOT met. **Exterior lighting and illumination patterns not shown.**
- G. Condition NOT met. **Fence location and information not provided fully.**
- H. Condition NOT met. **No information on pad, and no Detail on screening.**
- I. Condition NOT met. **Transformer pad and screening not shown.**
- J. N/A.
- K. Condition NOT met. **No detail for signs provided.**
- L. Condition NOT met. **Fire lanes not shown.**
- M. N/A.

Natural:

- A. Condition NOT met. **Soil characteristics not given.**
- B. Condition NOT met. **Topography not depicted.**
- C. Condition NOT met. **Drainage may be existing but is not depicted or proposed.**
- D. N/A
- E. N/A

Additional Commercial:

- A. Condition NOT met. **Loading/unloading areas not shown.**
- B. Condition NOT met. **Square footage of each building not indicated, but dimensions given.**
- C. Condition NOT met. **Peak number of employees not given.**

Parking 6-259 (E)

- 1.) Condition met.

The criteria for Site Plan Review are specified in Section 6-45.

Subject to determination that all conditions of the ordinance have been satisfied, the Zoning Administrator may proceed with approval, disapproval, or approval with conditions, of the site plan.

Respectfully submitted,

Bert Gale

Zoning Administrator



Village of Stockbridge
Planning Commission
SPECIAL Meeting
305 E. Elizabeth 101, Room #112
February 20, 2015 at 4:30 pm

Approved Meeting Minutes

Chairman Anderson called the meeting to order at 7:00pm

1. Roll Call

Present: Chairman Anderson,
Thomas Wallace
David Lindemer,
Campbell Laird

Absent: Sandra Kay
Also Present: John Gormley, Village Attorney
Debbie Nogle

2. Approval of Agenda

MOTION by Laird, SUPPORTED by Lindemer to approve the meeting agenda for February 20, 2015.
Motion carried with unanimous ayes

3. 406 West Main Street –SPECIAL LAND USE

MOTION by Lindemer, SUPPORTED by Campbell approved; recommends approval from the village council to allow a special land use for 406 W. Main Street; allowing a storage facility in the Commercial Business District; conditional upon a letter from the Stockbridge Area Fire Department approval.

AYES: Anderson, Laird, Lindemer, Wallace

NAYES: NONE

ABSENT: Kay

MOTION PASSED

4. Adjourn

Moved by Lindemer and supported by Wallace to adjourn at 5:04pm.
Motion carried with unanimous yeas.

Board Approval:

Daryl Anderson
Chairperson

Debbie Nogle
Village Clerk