



Village of Stockbridge  
**PLANNING COMMISSION**

**MINUTES amended on August 03, 2023, to reflected.  
information on zoning compliance contained.  
on July 09, 2023, Letter to Tractor Supply  
305 W. Elizabeth St., Room 112 ~ 517 - 851 - 7435  
Thursday – April 06, 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: 6:40 p.m.

Roll Call, P.C. Commissioners Present

Laura, Kim, James, Daryl

Absent Jennifer

Attorney John Gormley

Approval of Meeting Agenda – April 06, 2023, Motion to approve Laura second  
James motion passed all yeas.

Approval of the unapproved Minutes from – February 02, 2023, Motion by Laura  
Second, by James motion passed all yeas.

**PUBLIC COMMENT**

**In attendance**

Steve with Tractor supply

Sue with Water's Edge Dock and Hoist.

**UNFINISHED BUSINESS**

- Update on Master Plan next step. (Survey) Pg. 5-13 Comments made to remove all the houses and replace with question, who are we trying to reach with survey Resident of village or township, what media is going to be used to obtain survey.
- The Village council approved reduction of Parking spaces for Dollor General Driveway permit from MDOT is in process, new prints are being produced to show MDOT requirements, Conservation easement is in process of being approved by our attorney. No word status of complying with other imposed conditions. Motion by Laura second by Kim to send out for public hearings. Motion passed 3 yea one nay. Motion by Daryl to move fence ordinance to end of meting second by Laura.
- Status of 406 W. Main compliance with imposed conditions no follow up on easements other than they are working on them. Easement in attorneys' hands for response back ti them.
- Draft text amendment for establishing an ordinance allowing Transitory Food Establishments. Pg. 15 – 34 Motion to hold public hearing made by Laura Second by James. Motion passed Roll call Laura yeas, James yes, Daryl yes, James yes. Kim no 3 yea one nay.
- Addition of additional definitions to sec. 6-5. Pg. 35- 37 included in above motion.
- Changes to sec. 6-70. Pg. 38 – 39. Included in above motion.
- Changes to sect 6-264 Off street parking spaces for drive through facilities. Pg. 40 included in above motion.

**NEW BUSINESS**

- The Village requested the Planning Commission review Fence ordinance for allowing 3 strands of barbed wire on top of 6 ft fence. In M-1, M-2, M-3 Commercial Property and Village owned (PUB) districts only. See draft text amendment to Sec. 6-178 fences and walls and screens. Pg. 41- 45.  
 Note: Tractor Supply wants a 16 tall fence and Dogs Help LLC wants to put barbed wire on top of their fence, see his justification page 80. as the village has on their fence surrounding around lagoons. See Villages justification pg. 46. Motion made by Daryl second by Kim to allow 16 ft tall decorative fence in commercial districts, allow barbed wire, clarify corner lot fencing, change set back to 6 inches on side and back yard. Front yard is defined as side of structure to which address is assigned motion passed 3 yeas, one nay  
 . See new graphic for clear vision requirement Pg. 46 graphics need to be changed.  
 . See graphic for corner lot fence set back requirements with front yard distinction. Pg. 47. Graphic needs to be changed to match motion made for changes to fence ordinance.
- Site Plan Water's Edge Dock and Hoist. 4983 Bird Drive  
 . Application for site Plan review page 47.

Motion to approve by Daryl Second by Laura

### Water's Edge Dock & Hoist 4983 Bird Dr.

#### Section 6-45 (b)

- Condition NOT met. Location map drawn to a scale of one inch = 2,000 feet with north arrow indicated. Location map not scaled. Motion by Daryl Second by Laura to wave this requirement all yeas no nays.
- Condition NOT met. Existing and proposed lot lines, building lines, structures, parking areas, etc., on the parcel and within 100 feet of the parcel. Buildings within 100 feet are not depicted. Daryl Second by James to wave this requirement all yeas no nays.
- Condition NOT met. Exterior lighting locations and illumination patterns. No lighting diagram provided. Motion by Daryl Second by Laura to wave this requirement as lighting is existing applicant was informed if they expanded parking lot or added lighting it must comply with applicable ordinances all yeas no nays.
- Condition NOT met. Location and description of all existing and proposed landscaping, berms, fencing, and walls. Planning Commission to determine adequacy of the submitted plan. Description of existing landscaping not provided. Daryl Second by James to wave this requirement all yeas no nays.
- Condition NOT met. Designation of fire lanes. No fire lanes designated. Daryl Second by Kim as parking lot is existing to wave this requirement all yeas no nays.
- Condition NOT met. Exterior lighting locations and illumination patterns. No lighting diagram provided. Daryl Second by James to wave this requirement all yeas no nays.
- Condition NOT met. Location and description of all existing and proposed landscaping, berms, fencing, and walls. Planning Commission to determine Daryl Second by Laura to wave this requirement all yeas no nays.
- Condition NOT met. Designation of fire lanes. No fire lanes designated.
- Plans appear to be acceptable P/C to determine adequacy of the plans  
 Daryl Second by James to wave this requirement all yeas no nays.

- Section 6-262: Off-street parking lot design and construction, and driveway design and construction for residential uses.
- Condition NOT met. All illumination for all such parking lots shall meet the standards set forth in section 6-176(e). Illumination drawing is not provided. P/C to determine adequacy of the plans. Motion by Daryl Second by Laura to wave this requirement as lighting is existing applicant was informed if they expanded parking lot or added lighting it must comply with applicable ordinances all yeas no nays.
- Unable to determine. Any sign's illumination shall be directed and shielded in a manner that will not interfere with vehicular traffic or the enjoyment and use of adjacent properties. Recommend the Planning Commission have the applicant describe the illumination for the sign. ) Preexisting sign no action necessary
- Section 6-231 Signs: Permitted freestanding signs. Daryl Second by James to wave this requirement as they are going to use existing sign. The applicant was advised that if they change the lighting or sign or moved sign or increased size of sign, they must obtain a permit from village to do so. all yeas no nays.
- Unable to determine. A freestanding sign shall have a setback of 15 feet from a public road right-of-way and a setback distance equal to the height of the sign from all other property boundaries. (no setbacks depicted for sign) Preexisting sign no action necessary.
- Section 6-188: Stormwater management
- Stormwater management shall comply with the following standards: Applicant was informed they must comply with Ingham County Drain commission standards.
- Applicants may need an easement from the village.
- Applicant informed that they must have Scot Horner permission to tie into existing industrial park storm sewer system application was advised about Ingham County reinstating Supplemental number 4.
- Special Land Use Review
- The submittal items for special land use are specified in Section 6-152. This parcel is located in the M-1 (Light Industrial) Zoning District.
- Applicant was informed they must apply for a special land use authorization. Applicant4 was informed Daryl would email mail same to them. Daryl on the same night emailed the special land use application to Sue.
- Section 6-152: General, building and landscape contractor's offices and yards.
- A contractor's office building shall be of permanent construction. Temporary construction trailers shall not be permitted to be occupied as the office of the contractor. Outdoor storage shall be strictly and clearly accessory to the contractor's principal office use of the property. Only products, materials and equipment owned and operated by the principal use shall be permitted for storage.

Motion by Daryl second by text amendment for changes storm water management

- Site Plan Review Tractor supply site plan review 4545 South M-52, Village of Stockbridge.

- Condition NOT met - Type of Electrical service serving site, including location of poles Condition NOT met - Size of service 3 phase or single phase and voltage 120/220, 230/460 etc. Condition met added to prints prior to meeting.
- 208/480 Location of transformer/ generator Condition waved as utility company has say of where transformers go Motion to wave requirement by Daryl second by Laura. All yeas no nays.
- Condition NOT met - Fire Hydrants with 5-inch Storz Adaptors — No fire hydrant depicted Applicant has indicated that he will add one if the P/C requires one Steve said they were going to put on in .
- Condition NOT met — Valves Motion to wave requirement as utility company determine where valves go by Daryl second by Laura. All yeas no nays.
- STORM DRAINAGE UTILITIES
- Condition NOT met - The amount of required off-street parking spaces for new uses or buildings, additions thereto, and additions to existing buildings shall be determined in accordance with the schedule set forth in section 6-261. Parking requirements listed in section 6-261 shall not include off-street stacking spaces for drive-through facilities set forth in section 6-264. See section 6-261 of this review Applicant advised to write letter to planning commission for approval forward to village council Motion by Daryl second by Kim to forward to village council all yeas no nays.
- Section 6-261 Table of off-street parking requirements
- Condition NOT met— I per 300 square feet of gross floor area
  - Building square footages: 21,930
  - $21,930 \div 300 = 73.1$
- Proposed: Tractor supply
- Minimum required number of parking spaces: 74
- Proposed number of parking spaces: 66
  - Number of parking spaces deficient: 8
- The planning commission may recommend to the village council for the number of parking spaces deficient
- Section 6-262 Off-street parking lot design and driveway Motion by Daryl second by Kim to forward to village council all yeas no nays.
- Condition NOT met - A driveway permit shall be required from the Village of Stockbridge zoning administrator before any existing driveway is expanded or a new driveway is constructed. The applicant shall complete an application and pay a fee set by resolution of the village council - Driveway permit contingent on Planning Commission approval of driveway/entrance and MDOT approval. Motion by Daryl second by Laura applicant must provide a driveway permit for MDOT.
- **Amended on August 03, 2023**, Permitted wall signs — Condition NOT met - exceeds 100 square feet per side **Waving limitation of only one sign to a building** only one wall sign permitted per building (3) are proposed Applicant informed they must comply **with sign size requirements** of ordinance.
- Condition NOT met -Upon any improvement for which a site plan is required, a landscape buffer shall be constructed to create a visual screen at least six feet in height along all adjoining boundaries between either a conflicting nonresidential or conflicting residential

land use and residentially zoned or used property. A landscape buffer may consist of earthen berms and/or living materials to maintain a minimum opacity of at least 80 percent. Opacity shall be measured by observation of any two-square-yard area of landscape screen between one foot above the established grade of the area to be concealed and the top or the highest point of the required screen. The plantings must meet this standard based upon reasonably anticipated growth over a period of three years.

- No visual screen proposed between the residential land use to the south and Tractor Supply. - a single family is on the adjacent property (See ariel) Applicant informed they must comply with ordinance
- Condition NOT met -Required landscaping within parking lots. Separate landscape areas shall be provided within parking lots in accordance with the following requirements: Applicant informed they must comply with ordinance. Unless ZBA decides differently
- Condition NOT met -There shall be a minimum of one tree for every eight parking spaces, provided that a landscape island shall be provided for no more than 16 continuous spaces. Planning commission to determine acceptability. No trees proposed within parking lot islands.
- Condition NOT met Landscaping shall be arranged in curbed islands within the parking lot which shall not be less than 50 square feet in area. Applicant informed they must comply with ordinance. Unless ZBA decides differently
- Condition NOT met -Parking lots shall be screened from view with a solid wall at least three feet in height along the perimeter of those sides which are visible from a public road. The village, at its discretion, may approve alternative landscape plantings in lieu of a wall. Planning Commission to determine Applicant informed they must comply with ordinance. Unless ZBA decides differently
- There is a 16-foot-tall fence proposed where only 12 foot is permissible pursuant to section 6-178 (b) if the Planning Commissions approves the site plan it should be a condition to get approval from the ZBA for a 16-foot-tall fence. Planning commission voted to Approve 16 ft tall fence in new text amendment for fences.
- We need to look at Sections: Tabled aa meeting went very long will take up at next regular P.C. Meeting
  - (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.**
  - (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.**

## **PUBLIC COMMENT**

### **Attachments:**

- April 06,2023 meeting agenda. Pg. 1 - 2
- February 02, 2023, Unapproved Minutes. Pg. 3-4
- Master Plan survey. Pg. 5-13.
- Wolverine site plan review comments on Waters edge
- AGS Site plan review comments on Water's edge. Pg.81-89
- AGS site plan review Tractor Supply. Pg. 59-76
- Wolverine site plan review Tractor Supply. Pg. 77-79

- Draft 3 of Transitory vending units.
- Draft text amendment to Fence ordinance.
- Draft survey
- Draft Clear vision drawing. Pg.46
- Draft corner lot set back requirements. Pg. 47.
- Letter from /Scott Horner. Regarding justification for barbed wire on top fence. Pg. 80.
- Photo metric layout Tractor Supply Pg. 90
- T.C. documents that provides information on T.S. normal parking requirements 91-92
- T.S. email response to AGS and Wolverine and my review of site plan. pg. 93 -99.
- T.S. Revised set of prints with correction described in email. pg. 100 -105
- Waters Edge Dock and Hoist prints page 106 - 111

**DIRECTORS COMMENTS, CONCERNS SUGESTIONS**

**Did not get around to asking as meeting went very long.**

**Both Steve with Tractor supply and Sue with Waters Edge Dock and Hoist were allowed to contribute through their respective site plan review.**

**ADJOURN motion to adjourn by Daryl Second by Kim motion passed Meeting adjured at 8:50 p.m.**

**NEXT MEETING**

**May 04, 2023**