

**VILLAGE OF GOODRICH
PLANNING COMMISSION MEETING
JULY 27, 2009
7:00 PM
MINUTES**

CALL TO ORDER

Meeting was called to order by Chairman Kline at 7:00 p.m.

PRESENT: Richard Horton, Joyce Baker, Linda May, Stephanie Schneider, Bill Tappen, Grace Ranger, Dan Coldren, Adam Kline, ZBA member Keith Walworth, LSL Planner Robert Cramer, Clerk Schierup
Absent: None

APPROVAL OF MINUTES: JUNE 23, 2008

MOTION: To adopt the budget minutes of the June 23, 2008 as presented.

Moved by Horton, Seconded by Ranger

All present voting in the affirmative. Carried

UNFINISHED BUSINESS

NEW BUSINESS

1. LAND DIVISION/COMBINATION APPLICATION OF GARY J. BROWNRIGG, MARK BROWNRIGG, GERALD BROWNRIGG, PARCEL 02-15-400-031 AND 02-15-400-034, 7281 S. STATE ROAD

MOTION: To recommend approval of the land division/combination application of Gary J. Brownrigg, Mark Brownrigg, Gerald Brownrigg, Parcel 02-15-400-031 and 02-15-400-034, 7281 S. State Road with the following conditions to ensure compliance with access standards and guarantee clear access to all business.

1. Dedicate access easement from proposed Parcel B to mini-storage buildings area (proposed Parcel C). As primary paved access to the mini-storage buildings is currently gained through the hardware store access, the proposed division and combination must include an easement to guarantee clear access in the future. The easement could also include agreement to share maintenance of the drive and parking area.

2 Dedicate floating access easement from Parcel B and Parcel C to 150 foot wide out lot. The standard for driveway spacing to M-15 ranges from 300 feet for speed limit 45 mph to 185 feet for 35 mph. The total frontage of the three parcels and the 150 foot wide out lot (approximately 360 feet) allow only two total access points (one in addition to the existing access to Parcel B). To establish a situation to provide for future access cross-connections to meet these standards, both of the proposed parcels should have "floating" cross-access easement that can be matched up to drive aisles or driveways on future development on the out lot to provide access to State Rd. / M-15 via one of the two drives instead of directly.

3. Dedicate floating access easement from Parcel A to Parcels C. As the newly configured Parcel A would be the access route to the VLDR zoned portion of the property to the east, a more substantial driveway or street is likely in the future. To prevent the need for a driveway on Parcel C immediately adjacent to this more substantial access on Parcel A, a floating access easement would guarantee access from A to C in the future.

**Moved by Kline, Seconded by Baker
All present voting in the affirmative. Carried**

2. LSL, ROBERT CRAMER, ZONING LAW UPDATE

Cramer gave a presentation to update the Planning, Zoning and council on the changes in state laws that will impact Village planning and zoning boards.

**MOTION: To adjourn
Moved by Horton, Seconded by Coldren
All in favor. Carried.**

MEETING ADJOURNED AT 7:53 P.M.

Respectfully submitted,

Patricia Schierup, Clerk

**Presented:
Approved:**

