

**VILLAGE OF GOODRICH PLANNING COMMISSION
REGULAR MEETING, APRIL 26, 2021 AT 6:30 P.M.
LOCATED AT THE VILLAGE MUNICIPAL BUILDING LOWER LEVEL
7338 S. STATE ROAD, GOODRICH, MI 48438
(810) 636-2570 www.villageofgoodrich.com**

MEMBERS PRESENT: A. Kline, K. Walworth, D. Hogness, S. McCafferty, K. Whitefoot, J. Baker

MEMBERS ABSENT: None

The meeting was called to order at 6:30 p.m.

APPROVAL OF AGENDA

MOTION BY D. HOGNESS, SECOND BY S. MCCAFFERTY, to approve the agenda as presented.

VOICE VOTE: MOTION CARRIED UNANIMOUSLY

APPROVAL/AMENDMENTS TO MINUTES; REG. MTG. 08/24/2020

MOTION BY S. MCCAFFERTY, SECOND BY J. BAKER, to approve the minutes of the regular meeting of August 24, 2020 as presented.

VOICE VOTE: MOTION CARRIED UNANIMOUSLY

PUBLIC COMMENTS ON AGENDA ITEMS ONLY: NONE

OLD BUSINESS: NONE

NEW BUSINESS:

A) WING & SHOT KENNEL – REVISED PLAN REVIEW #2

Petitioner addressed the Council and indicated that there are no changes inside or out from the first site plan presented.

Council went over the concerns of the Village Planner and it was agreed that all concerns would be addressed and followed as indicated.

- Five (5) parking spaces would be provided
- The height of the lighting poles will be reduced to 20'.
- The waste receptacle and enclosure will be 100' setback and match the building and landscaped
- The front yard fencing will be reduced in size to 3.5' per ordinance.

Landscaping in addition to numerous trees and wooded areas that are to be retained/undisturbed, the plan includes 9 trees along M-15, 10 trees along Green Road, 11 trees around the parking lot and building, 56 shrubs around the building entrance, and 6 large shrubs for additional waste receptacle screening.

- Trees planted along M-15 should not hinder the line of sight of drivers pulling out onto M-15.

MOTION BY S. MCCAFFERTY, SECOND BY K. WALWORTH, to recommend to the Village Council approve Sight Plan Review #2 for Wing & Shot Kennel, 8440 S. State Road, northwest corner of M-15 and Green Road contingent that the petitioner return to come before the Planning Commission for sign approval.

VOICE VOTE: MOTION CARRIED UNANIMOUSLY

B) GREEN RIDGE MEADOWS PHASE 6 SITE PLAN REVIEW

Petitioner addressed the Council and went over the concerns of the Village Planner and it was agreed that all concerns would be met as indicated.

- Lots 3, 4, 5, and 7 appear to be slightly deficient in lot width. Lots are short of the 90-foot requirement.
- Lots 8, 21, 22, 23, and 24 are not identified or noted incorrectly based on scale.
- If the detention pond is incorporated into the wetland, which may require review/approval by the State (if the wetland is regulated).
- Sidewalks will not be required for this project.
- Drainage concerns were also discussed
- Any existing trees near the rights-of-way are to be preserved. Based on the aerial photos, this is likely limited to the first few lots along the Green Ridge Drive extension.
- Street trees are required at a rate of 1 canopy tree (2.5-inch caliper minimum) per 50 feet of road frontage. It was noted that the trees cannot impede sight for pulling out of the subdivision.
- If street lighting is proposed, details will need to be included, and the ordinance requires that conductors be installed underground.

MOTION BY S. MCCAFFERTY, SECOND BY D. HOGNESS, to postpone this agenda item to the May 24, 2021 Planning Commission meeting in order for the Petitioner to address the Villager Planner's concerns and recommendations listed in his review and pointed out by the Planning Commission.

VOICE VOTE: MOTION CARRIED UNANIMOUSLY

PUBLIC COMMENTS ON ITEMS NOT ON THE AGENDA: NONE

COMMISSION MEMBER COMMENTS: NONE

MOTION BY J. BAKER, SECOND BY S. MCCAFFERTY, to adjourn the meeting at 7:03 p.m.

VOICE VOTE: MOTION CARRIED UNANIMOUSLY

Respectfully submitted by:
Sheri Wilkerson, CMC
Administrator/Clerk