

ARLINGTON TOWNSHIP PLANNING COMMISSION

Minutes of Special Meeting 9-23-2015

Call to Order and Pledge of Allegiance

Members Present: Funke (Chair), Bregger, Holmes, Schrom, Wooding

Old Business: None

New Business: Public Hearing on whether or not the Planning Commission should recommend that Special Use Permit be issued to the Township for the construction of a new Township Hall on Parcel # 80-03-16-021-01.

Motion by Holmes, second by Wooding, to adjourn the Special Meeting and open the Public Hearing. Approved by Unanimous voice vote.

Funke read to those assembled purpose of meeting (see above) , and the following:

~ Governmental Buildings are not permitted "Principal Uses" of parcels in the AG District. However, they are allowable with the issuance of a Special Use Permit (ZO Section 3.09 pp.3-12-3.

~The Planning Commission reviews the application for the Permit, together with any findings or reports and recommendation of Township consultants. The Planning Commission shall make a recommendation to the Township Board for approval, approval with conditions, or denial of the request.

Public Hearing: There were no public comments. Chair then recognized Mr. Ken Detzloff, Planning Consultant, who said he had no objection to the site plan as presented. He stated that, however, the plan did not show what plants would be part of the landscaping. Annie Davidson-Funke and Township Supervisor Jacque Phillippe, as Members of the Building Committee, were recognized, to state that this matter would be taken up once the parking is paved, and asked that the Commission could follow up in one year about this.

Motion by Bregger, Second by Holmes to close the Public Hearing and return to the Special Meeting. Approved by unanimous voice vote.

New Business Reopened: Regarding whether the Planning Commission should recommend a Special Use Permit to the Township on Parcel # 80-03-016-021-01; Standards of Approval per ZO Article 13 addressed as follows:

1. The location, scale, and intensity, of the proposed use shall be compatible with adjacent uses and zoning of land. PRO—Presence of similar buildings
2. The proposed use shall promote the use of land in a socially and economically desirable manner. PRO---Nothing out of ordinary, no adverse impact.

3. The proposed land use shall be compatible with and in accordance with -----the Township Land Use Plan----- . Not a factor.
4. The proposed use shall be designed, constructed, operated and maintained so as to assure long-term compatibility with surrounding land uses. PRO: building will be serving same purpose as present facility i.e. elections, meetings, and conducting Township Business. A change will be that Office hours will be established.
5. The location-----shall minimize the impact of the traffic generated by the proposed use. PRO--- No significant change anticipated in traffic volume. Parking area to be increased.
6. The proposed special use shall be consistent with existing and future capabilities of public services and facilities affected by the proposed use. PRO---- Improved government facility.
7. The proposed land use shall not involve any activities (etc.)-----so as to be detrimental to public health, safety, or welfare. Site layout shall be such that operations will not be objectionable to nearby dwellings-----.PRO----nothing adverse anticipated.
8. The proposed use shall be compatible with the natural environment.PRO---not a change from present impact.

Motion by Holmes to recommend to the Board the approval of the Special Use Permit for the construction of the new Township Hall. Second by Wooding. Voice Vote. AYES: Funke, Bregger, Holmes, Schrom, Wooding. NAYS: None. Motion carried.

Meeting adjourned.