

**PLANNING COMMISSION SPECIAL MEETING
CHARTER TOWNSHIP OF GRAND BLANC
Grand Blanc Township Hall
5371 S. Saginaw Street, Grand Blanc, MI 48480-0057
June 29, 2005 @ 6:30 p.m.**

The meeting was called to order by Chairman Gellings and opened with the Pledge of Allegiance.

ROLL CALL Mrs. Kingston, Mr. Hoffman, Mr. Brown, Mr. Johnson, Mr. Wilson,
Mr. Blondell, Mr. Gellings

MEMBERS ABSENT Mr. Smiley, Ms. Kapellas, Mr. Lattie

STAFF PRESENT Mr. Keith Edwards, Planning Director, Mr. Rod Arroyo, Birchler /
Arroyo, Township Consultants

PUBLIC COMMENT No member of the audience spoke.

APPROVAL OF MINUTES A correction was made on page 3, SPR #858 should have read
June 2, 2005 "proposed Arby's." Motion by Mr. Wilson, supported by Mr.
Johnson, to approve the minutes of June 2, 2005 as corrected.
Motion carried 7-0.

APPROVAL OF AGENDA Motion by Mrs. Kingston, supported by Mr. Brown, to approve the
agenda as presented. Motion carried 7-0.

CORRESPONDENCE None

OLD BUSINESS None

NEW BUSINESS

**A. SPR #863 – Phase C of Heritage Park PUD #03-002
Proposed Kohl's et al– Final Site Plan Review**

By: Grand Sakwa Properties, Inc.	Re: Phase C
Rep: Mr. William Eisenberg	Heritage Park a.k.a. Deer Park
28470 Thirteen Mile Road, Ste 22	Dort Highway side of the park
Farmington Hills, MI 48334	Zoned I-2, General Industrial

Mr. George Rizik spoke representing Grand Sakwa and asked that Mr. Drane present the details to this request.

Mr. Mark Drane, Rogvov Architects, gave an overview of Phase C of Heritage Park for the proposed Kohl's.

Motion by Mr. Hoffman, supported by Mr. Wilson, to recommend to the Township Board approval of SPR #863, Phase C of Heritage Park, PUD #03-002, with the following conditions;

1. All of the proposed loading areas for Buildings A,B, C, and D have screening for the loading areas. The materials are noted as concrete masonry units on Sheet AR-4 and they shall match the proposed building.
2. The Heritage Park PUD Agreement states, "The veterans memorial, playground and trail system shall be constructed at the same time as Phase C (Sec 2.2.3).
 - a. Sheet LP-5 provides detail regarding the landscape improvements and location of amenity areas proposed for Phase C. Information regarding the proposed paved surface (pavers, concrete, engineered soft play surface and / or integrally colored concrete) must be

provided on the plans. We note that the specifications for the seating, play structures and memorial are noted as "to be specified by owner." It is understood that a lump sum figure has been agreed upon for the Veterans Memorial and Playground. Specific details for the amenities and designs must be reviewed and approved by the Township Board or its designee once they have been identified.

- b. The maintenance and installation notes requested in our previous review were added to the revised Landscape Plan.
 - c. The proposed sidewalks provide for pedestrian connections between the two buildings beginning along the south side of Outlot A. The proposed connection includes a crosswalk and a sidewalk that extends along a row of parking.
 - d. Acceptance of the ownership of the park property.
3. The conceptual building elevations include detail regarding the conceptual sign package for Retail Buildings A-D and Outlot A. Calculations provided on Sheets AR-2 and AR-4 appear consistent with the standards of the PUD Agreement and of Article 29 of the Zoning Ordinance. Additional detail will be required for sign permit approval.
 4. Approvals by State, County and Township Departments.

Motion carried 7-0.

**B. SPR #872 – Phase B2 of Heritage Park PUD #03-002
Proposed Flagstar Bank – Final Site Plan Review**

By: Flagstar Bank
Rep: Douglas L. Brinker
6303 26 Mile Rd.
Washington, MI 48094

Re: Proposed Bank
Heritage Park a.k.a. Deer Park
Zoned I-2, General Industrial

Mr. Kurt Beleck, Atwell Hicks, spoke representing the applicant and presented details to SPR #872, Phase B2 of Heritage Park for the proposed Flagstar Bank.

Mr. Jason Covalle, George Covalle Architects, spoke as the architect for Flagstar Bank.

Mr. Arroyo, Birchler / Arroyo, presented a review of this request and recommendations.

Motion by Mr. Hoffman, supported by Mr. Johnson, to recommend to the Township Board approval of SPR #872, Phase B2 of Heritage Park PUD #03-002 proposed Flagstar Bank with the following conditions;

1. The revised site plan will meet the required 4:1 uniformity ratio for the average to minimum light levels.
2. The proposed signs must meet the standards of the PUD Agreement and of Article 29 of the Zoning Ordinance. A single 30 square foot sign was submitted. Per the PUD Agreement, Flagstar Bank is entitled to no more than 3 wall signs. Per Section 6.5.2 of agreements the total ratio of wall signs is limited to 1 square feet per lineal foot of building frontage up to a maximum of 100 square feet per tenant. Additional detail regarding sign placement is required prior to approval.
3. From Saginaw Street, the under canopy recessed lighting lamp and lenses shall not be visible.
4. Approval of County, State and Township Departments.

Motion carried 7-0.

OTHER BUSINESS

Mr. Edwards discussed reservations for the fall conference.

PUBLIC COMMENT

Mr. Dan Cyphert, 1063 Ransom Drive, asked why they wanted to get rid of the propane at the gas station on Holly and I-75.

ADJOURNMENT

Motion by Mrs. Kingston, supported by Mr. Johnson, to adjourn the meeting. Motion carried 7-0.

THE FILE MAINTAINED BY THE TOWNSHIP FOR EACH OF THESE CASES IS PART OF THE RECORD ALONG WITH THESE MINUTES. THE RECORD OF THESE CASES AND DOCUMENTS PRESENTED AND RECEIVED DURING THE HEARINGS IS INCLUDED IN THE FILE OF EACH CASE.

Linda Kingston
Clerk

By: Linda Leitch
June 30, 2005

Commission Approval: July 7, 2005