

October 3, 2017 Sandstone Charter Township Planning Commission Meeting Minutes

ATTENDANCE: Chris Crisenbery, Peggy Eiler, Blaine Goodrich, Greg Inosencio, Cheryl Marks

GUESTS: Chris Atkin, Randy Parsons, Ken Powers

Chairman Inosencio called the meeting to order at 6:03 p.m. Blaine Goodrich moved to approve the agenda. Peggy Eiler supported the motion. Motion passed. Cheryl Marks moved to approve the minutes of the August 2, 2017 meeting. Peggy Eiler supported the motion. Motion passed.

PUBLIC COMMENT: None

OLD BUSINESS: Blaine commented about the Fishers and their fence concern and how the neighbor is handling the issue. We hope Supervisor Keith Acker can encourage the 2 parties to use a “common sense” solution to the problem. We encourage good neighborly behavior.

NEW BUSINESS: Chris Atkin summarized the memo from Carlisle Wortman dated 9-29-2017 regarding the parking area at the JANX property at 8550 E. Michigan Avenue in Parma. We have the authority to grant the waiver for a hard surface paving parking area with gravel instead of a concrete or asphalt parking area and attach conditions if needed. It is to park their trucking and testing equipment, not for employee/customer parking. JANX had contacted local Carr Brothers to do the work but then later realized the township needed to be involved since the property is zoned Light Industrial. Zoning Administrator Ken Powers and Supervisor Acker then were contacted. They met with neighboring property owner Cheryl Marks to assess the proposed area. Ken had concerns about storm water run off, the downhill grade and the contamination testing well on the northwest end of the property. Chris Crisenbery spoke on behalf of JANX since he will be the engineer on the project (Jack Ripstra, from Ripstra Engineering, is out of the country and not able to do the work in the timely manner in which JANX wants to complete the project in suitable weather). Chris will abstain from voting. Cheryl Marks offered to abstain but since she has no financial gain involved it is not necessary to abstain. She wants to be neighborly but also be sure her property is not adversely impacted. Geoff Snyder, drain commissioner, will need to be involved as well as Envirologic who handles the test well. Jack will review Chris’s drawings. The proposed parking area is 20,000 square feet, about 140×140. It will mirror the current paved areas in style (see drawing on file in Township office) but be gravel to allow for better drainage. Asphalt has a 90% run-off whereas gravel has 65% to 75% run-off. A detention pond may be added for proper drainage. A parabolic “swail” will be needed but maybe a riser structure with controlled release is needed. Trees could be replaced if an area for discharge is needed. Maybe a windbreaker would be needed. Jack Ripstra will look at the drawings when Chris C. has them completed. Chris Atkin thinks the proposal meets the criteria for a waiver as stated in 10.2.8 of the Zoning Ordinance. The project would take about 3 weeks to complete. Chris A. says Ken Powers reserves the right to ask for a Site Plan Review. If we need to meet again it would be on Monday November 13 at 6:00 p.m. as a special meeting. Blaine Goodrich moved to approve the surface material waiver for the proposed parking area. Cheryl Marks supported the motion. Chris Crisenbery abstained. Motion passed.

Chris Atkin will notify the Planning Commission members either way if a special meeting is needed. Cheryl Marks moved to adjourn the meeting at 6:45 p.m. Blaine Goodrich supported the motion. Motion passed.

Respectfully submitted,

Cheryl Marks, Planning Commission Secretary