

Kearney Township Planning Commission
Draft Minutes
April 18, 2022 Regular Meeting

Call to Order: At 7:00 PM by Tim Murray

Roll Call: Present: Steve Alger, Leslie Elrod, Dick Jacques, Tim Murray, Cal Rix

Conflict of Interest: None

Approval Agenda: Motion Elrod to move new business ahead of old business to accommodate the public hearing on the special use permit for parcel 05-10-030-006-30
Second Jacques
Agenda approved as amended

Approval of Minutes: Moved to approve the minutes of the April meeting as distributed
Motion Elrod
Second Rix
Minutes of April 21, 2022 approved as distributed

Correspondence: None

Public Comment: None

Report from Zoning Administrator: Dan Hiltz distributed a list of permits issued 2/14/2022 to date.

New Business:

Public hearing on the special use permit for a drive through convenience store on parcel 05-10-030-006-30 opened at 7:05 PM

- John Rogers reported that
 - MDOT had reviewed and approved the driveway cut on M88 and recommended 6 to 7 car stacking area would be incorporated in site plan
 - 4 to 5 Slots for staff parking would be provided
 - Hours of operation generally 7A to 10P with possible extension to midnight during the Summer and shorter winter hours.
 - Stock would include Beer and Wine, packaged foods, tobacco, lottery, etc.
 - Might add liquor if license becomes available
- No other public comment
- Correspondence received
 - Bellaire Fire Department
 - No Issues with fire access
 - Hydrant water available near by
 - Concerns:
 - Vehicles running within building

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- Requires ventilation of exhaust fumes and active CO2 monitoring within occupied areas of building.
- Sprinkler system required incase of vehicle fire in drive through area
- John Haggard, Haggard's Plumbing @ Heating is not opposed to the Special Use Permit.
- Heidi Shaffer, Antrim County Soil Erosion, no issues with site. Project will need a soil erosion control permit and SE monitoring during construction.
- Ed Niepoth reported that other county departments did not have issues with the project.

Public hearing closed at 7:14 PM

Discussion:

Site plan as amended complies with all Township ordinances.

Motion Elrod Second Alger approve the requested special use permit for parcel 05-10-030-006-30. Motion Carried

Motion Elrod Second Jacques to approve the site plan for a drive thru convenience store on parcel 05-10-030-006-30 as amended. Motion Carried

Tim Murray suggested members contact Michelle regarding the amount of personal information members wanted displayed on the Township WEB Site.

Dan Hiltz was asked to provide updates on permit activity at all Planning Commission regular meetings.

Dan reported that a inquiry had been received about locating a food truck on the Southeast corner of M88 and Shanty Creek Rd. at times when the fireworks tent was not there and the truck was not contracted for special events like the Trout and Bass Festivals. No applications have been received yet.

Ed Niepoth reported that the Township Attorney had sent notice to immediately remove the little house from the property on Shanty Creek Road.

Old Business:

New county parcel maps have not been received. Update of Zoning Map postponed to next month.

Leslie suggested considering the "future use" of current Agricultural parcels near Hawk's Eye golf course as "Resort Residential"

Zoning Application reformat. Steve is still working on it.

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Public Comment: None

Commission Comment None

Chair Tim Murray adjourned the meeting a 8:02 PM

Respectfully Submitted,

A handwritten signature in cursive script that reads "R E Jacques".

R E Jacques
Secretary