

These are the minutes of the May 7, 2009 Planning Commission meeting.

Meeting called to order at 7:30 p.m. by Chairman Shields.

Present: Boyles, Myers, Heasley, Shields, Blakeslee, Berens. Also present was Bob Jones of PCI.

Absent: Oosterink

Myers made a motion to approve the April 9, 2009 minutes as presented, Berens seconded, motion carried.

Public comment: none

Conflict of interest: none

Boyles gave township board update.

New business:

Centerline Industrial Park Parcel 5 amendment to site plan.

Rob Miller was at the meeting and presented an overall review of the revisions. There will be one storefront to the East, and a double storefront to the North. Moved the building back (south) 24' to allow for additional parking. Septics will not be under the parking lot (this was approved by the health dept.) and moved towards the drain field. Also the dumpster location was changed to lie within the side yard.

Applicant would like to move the tree strip berm to the west onto Lot 5, remove the two small inside berms and make the berm on the North side more decorative.

Consensus of PC was that they are all good changes, and will improve the site.

After discussion, Myers made a motion to approve the following:

**Resolution to Approve the Amendments to the Site Plan of
Centerline Industrial Park, Parcel 5**

Based upon a review of the amended Site Plan of the Centerline Industrial Park, Parcel 5, with a revision date of May 7, 2009 and in light of the original approved site plan dated April 9, 2009 and the associated documents submitted in the record, and; in light of the applicable standards of Chapter 14, Site Plan Review, the Planning Commission finds the following:

- 1. The Site Plan is complete and the proposed amended site plan meets or is capable of meeting all applicable standards subject to certain modifications and conditions.*

Based upon these findings, the Planning Commission hereby approves the Site Plan as amended subject to the following conditions:

- 1. Issuance of a Soil Erosion Permit by the Allegan County Health Department.*

2. *Approval of well and septic by the Allegan County Health Department.*
3. *Approval of the Storm Water Management Plan by the Allegan County Drain Commission.*
4. *Compliance with all applicable standards of Section 4.06b relating to groundwater protection which may come into play subsequent to this Site Plan Approval.*
5. *The access easements and the unified access and circulation pattern indicated on this plan shall control development on parcels 5 and 6 six.*
6. *Approval of this site plan will allow the Zoning Administrator to review and allow "minor" changes to the approved site plan of 4/2/09 if they meet all standards and if the plans are amended to show the changes and given to the Planning Commission at its next meeting. Per Section 14.08, the minor changes will include the following:*
 1. *Changing variety of landscaping and individual locations (not decreasing landscaping)*
 2. *Increasing but not decreasing paving*
 3. *Signs (both size and location)*
 4. *Dumpster location*
 5. *Lighting (locations and amount)*

Blakeslee seconded, motion carried.

No further business, Boyles made a motion to adjourn, Berens seconded, motion carried.
Meeting adjourned at 8:22 p.m.

Submitted by,

Cris Heasley, Secretary
Salem Township Planning Commission