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**Hamburg Township
Planning Commission
Wednesday, August 18, 2021
7:00 P.M.**

1. CALL TO ORDER:

The meeting was called to order by Chairman Muck at 7:00 p.m.

Present: Bohn, Hughes, Muck & Muir

Absent: Hamlin, Leabu & Priebe

Also Present: Scott Pacheco, Township Planner & Chris Madigan, Planning & Zoning Administrator

2. PLEDGE TO THE FLAG: Chairman Muck led those present in the pledge to the flag.

3. APPROVAL OF THE AGENDA:

Motion by Hughes, supported by Muir

To approve the agenda as presented

VOTE: MOTION CARRIED UNANIMOUSLY

4. APPROVAL OF MINUTES:

a) July 21, 2021 Planning Commission Meeting Minutes

Motion by Hughes, supported by Bohn

To approve the minutes of the July 21, 2021 meeting as presented

VOTE: MOTION CARRIED (1 abstain)

5. CALL TO THE PUBLIC:

Chairman Muck opened the call to the public at 7:03 p.m. Hearing no public comment, the call was closed.

6. NEW BUSINESS:

a) Final Site Plan Review (SP21-002) to consider a 29,950 square foot addition to the existing 61,600 square foot Kroger building at 9700 Chilson Commons Circle. The project will include improvements associated with the expansion such as additional parking and landscaping. Also included is the relocation of the existing detention basin and flood plain mitigation area for the Chilson Commons Shopping Center, proposed grading on unit 9 to store soils associated with the construction and requests an additional 49.5 square foot of signage on the existing freestanding Kroger sign, which requires approval of a sign waiver.

Planner Pacheco gave a brief description of the project which is a 29,950 square foot addition to the existing 61,600 square foot building. In August 2020, the Township Board approved an amendment to the HPUD agreement which created the proposed Unit 11 which was to be used as expansion of the use of Unit 1. This proposal is that expansion. As part of that agreement, the common space parcel was extended to the east to allow for the shifting of the detention basin. He further explained that we will require the floodplain mitigation area to be relocated onto parcel 3. He explained the floodplain mitigation area. He reviewed the Zoning Ordinance requirements and stated that this meets those requirements or the HPUD requirement. He discussed his review letter and aspects of the plan including landscaping, parking, lighting, setback requirements, etc. He discussed his concerns with the project including grading, removal of trees for the berm, and vegetation on unit 9 prior to development of that unit. He stated that we received initial comments about the site plan from our engineer, utilities and police, fire department, drain commission, and other interested agencies. The local department comments are fairly minor. We do not know MDOT comments or Environmental Great Lakes and Energy comments at this point. The applicant will have to get those approvals. He discussed some of the comments and stated that all of those approvals will have to be submitted prior to the Land Use Permit issuance. Pacheco discussed the request for sign waiver. He stated that our Sign Ordinance allows approval above and beyond what is allowed in the Sign code as long as you can meet certain standards. The site is a large site along M-36 and currently has two free-standing signs, which is minimal, and he believes that they do meet the waiver requirements. He described the proposed sign.

Mr. Bill Watch, applicant, stated that Kroger Corporation owns that store and he and his partner own the adjacent land within the shopping center. He addressed the berm on Unit 11 and the fact that Kroger would not object to additional landscaping. This was put in for additional site and lighting screening. They would work with staff to include what they feel is appropriate. He stated that the shopping center is 20 years old and described the recent additions to the center. He stated that signage has always been a problem at the center and feels that adding the second panel is something that is needed to accommodate the new businesses. He discussed the grading on Unit 9 and stated that they have a user that is interested, which is a carwash. He discussed the parcel between unit 9 and the gas station and stated that when graded, it will be level. He stated that MDOT has asked for a "trip-generation study" which is in the works. Pacheco further discussed the access onto a MDOT right-of-way and their approval.

Commissioner Bohn stated that he agrees with the increased signage with the conditions cited by staff.

Discussion was held on the wetland area and floodplain mitigation. Discussion was held on the temporary placement of dirt rather than hauling off site.

Commissioner Bohn indicated that there should be a bike rack added. It was stated that currently there is a bike rack by the trail. Discussion was held on the need to have a rack at the Kroger.

Discussion was held on the internal turning circle. Mr. Watch stated that they have no plans on changing it. This was a requirement of the Commission 20 years ago. Further discussion was held on traffic flow. Pacheco discussed the engineer's comments.

Further discussion was held on the removal of trees on Unit 9 and the potential timing of the development on this site. Discussion was held on requiring a tree study. Discussion was held on eliminating the need to move the dirt twice for this site.

Discussion was held on the signage. Commissioner Hughes discussed putting the Kroger name at both entrances and simply using "Chilson Commons" rather than naming all of the individual businesses. Mr. Watch stated that the biggest demand they have gotten from their tenants is that they want the signage to be seen from the road. Discussion was held on the need for the additional six spaces to accommodate all of the units in the center.

Discussion was held on the addition of the carwash and the design attempts to incorporate unit 9. Further discussion was held on the need to fill for any development.