

MINUTES OF  
PLAINFIELD TOWNSHIP PLANNING COMMISSION  
REGULAR MEETING

July 11, 2018

1. Called to order by Chairman Parkinson at 7:00 p.m.
2. Pledge of Allegiance was said by all present.
3. Roll Call:  
Present: Parkinson, Ready, Toth, Johnson  
Absent: Webb, Reilly, Alward

It was noted that a quorum was present. There was one visitor.

4. Approval of Agenda: **Motion** by Toth, seconded by Ready to approve July 11, 2018 agenda as presented. **Motion carried by voice, all ayes.**
5. Approval of Minutes: **Motion** Ready, seconded by Toth to approve the May 9, 2018 minutes as presented. **Motion carried by voice, all ayes.**
6. Zoning Board report: No meeting.
7. Township Board report: No report in Reilly's absence.
8. Old Business: None.
9. New Business: Discussion on the west wing of the Eagle Pointe Plaza. Talked about potential businesses, how to handle them. Reviewed old minutes regarding the Planned Unit Development designation. Discussed mercantile use designation from the original site plan (Mark contacted Russo Engineering to get a better definition of this. The west wing is zoned commercial with the Mercantile building code use designation. NSC and CSC uses reviewed and it was determined from the current zoning map that Eagle Pointe Plaza appears to be located in the NSC zoning district. **Motion** by Ready, seconded by Johnson to recommend that the Township Board approve a revision to the original site plan. In addition to the mercantile use designation of the west wing of the Eagle Pointe Plaza, the uses of business and low hazard factory industrial use, F-2, section 306.3 of the 2012 Michigan Department of Licensing and Regulatory Affairs Bureau of Construction Codes (Michigan Building Code) should be added. **Motion carried by voice, all ayes.**

Additionally the Planning Commission discussed whether site plans are needed when each unit in Eagle Pointe Plaza is rented to a new tenant. Mark had talked with Bob Webb prior to the meeting and he suggested that it be treated just like the strip malls in terms of zoning. In the

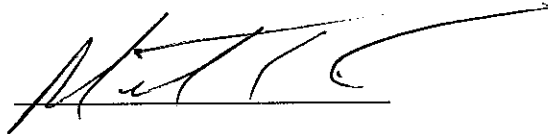
strip mall situation, after the site plan for a strip mall itself is approved with adequate parking, etc. there is no need for site plans for each of the renters within the mall. The site plan approves the whole concept. After discussion among the members present it was decided that site plans should NOT be required by new tenants looking to rent a unit in the plaza provided the tenant falls within the current zoning designation and one of the approved building code use categories. If they do not fall within the NSC zoning or one of the above mentioned uses then they will either need to apply for a special use permit or a zoning variance depending on the situation. The Planning Commission recommends this for adoption at the board level as well.

10. Discussion: Toth asked for an update of the Wilson move. Parkinson said it was going forward according to plan but is behind their original schedule.
11. Public Views and Comments: None
12. Call meeting to a close: **Motion** by Toth, seconded by Johnson to adjourn the meeting. **Motion carried by voice, all ayes.** Meeting adjourned at 8:00 p.m.

Minutes submitted by Dianna Brinkman.

Approved:

Date 09/12/18.

A handwritten signature in black ink, appearing to be 'M. Toth', written over a horizontal line.