

Burr Oak Township Planning Commission Meeting
June 22nd, 2020 at 7:00 p.m.

Members Present: Tim Hahn, Monica Smith, Mike Perry, Rick Ultz, Ken Wall

Guests: Lance Thornton-Burr Oak Township Attorney
Jason Riegel, AR Engineering
Chad Lahey, Midwest Property Development

Call to Order--Commission Chair Tim Hahn called the meeting to order at 6:57 p.m.

Pledge of Allegiance

Approval of Meeting Agenda—A motion was made by Rick Ultz with support by Mike Perry to accept the meeting agenda as presented. The motion passed unanimously.

Secretary's Report—Monica Smith presented the minutes from the commission's May 18th, 2020 meeting for review. A motion was made by Ultz with support by Ken Wall to accept and approve the minutes as presented. The motion passed unanimously.

Old Business—None

New Business

Jason Riegel, AR Engineering, presented a site plan for the commercial redevelopment of property located at 32469 US 12, Burr Oak Township. The redevelopment includes demolishing the present structure, closing the existing septic system, purchasing an additional parcel directly west of the property, and maintaining the current existing trees and berm on the S. Halfway Road side of the property for the purpose of building a new Dollar General retail/family convenience store complete with a new parking lot, a delivery dock, a new septic and storm water system that can handle a 100-year rain event. The new development will also include the developers making improvements to a 160' length of the existing structure of S. Halfway Road to a new thickness of 6".

Riegel added that parking lot and facility lighting will all be aimed downward to avoid serving as an annoyance to the closest property owners (200') and that the majority of lighting, other than security lighting, is turned off within one-half to an hour after the business' closing hours.

Riegel stated that he also spoke to a Burr Oak Village Council member about the possibility of tying into the village's septic system at a later date.

Planning commissioner Smith asked about the possibility of a US 12 entrance as well as the S. Halfway Road entrance and was advised that due to the curve in the highway just west of the site, that a highway entrance would pose a safety hazard for eastbound traffic. Chad Lahey, Midwest Property Development, stated that large truck traffic in and out of the site shouldn't pose a significant problem as there is usually only one large store delivery per week. Chairman Hahn consulted BO Township attorney Lance Thornton to ask if the commission needed to discuss any other considerations or ordinance items prior to making a decision regarding site plan approval/disapproval. Thornton referenced Article 20 of the township's Zoning Ordinance, specifically subparagraphs A1 through A4:

A. Approval by the Planning Commission shall be contingent upon a finding that:

1. The site plan shows that a proper relationship exists between local streets and any proposed service roads, driveways, and parking areas to encourage pedestrian and vehicular traffic safety, and
2. All the development features including the principal building or buildings and any accessory buildings, or uses, open trash or refuse containers, and any service road, driveways and parking areas are so located and related to minimize the possibility of any adverse effects upon adjacent property, such as, but not limited to, channeling excessive traffic onto local residential streets, lack of adequate screening or buffering of parking or service areas, or building groupings and circulations routes located as to interfere with police or fire equipment access.

Public streets adjacent or through the proposed development shall be required upon a finding that it is essential to promoting and protecting public health, safety and general welfare through continuation of the public street system.

3. The site plans and elevations of the buildings (principal and accessory) shall be in harmony with the general character of the area.
4. Preservation of natural features, such as lakes, ponds, streams, floodplains, floodways, wetlands, woodlands, steep slopes, and natural drainage patterns to the fullest extent possible and minimize site disturbance as much as possible.

After much discussion, the Planning Commission determined that the proposed site plan/development met criteria A1 through A3 and that criteria A4 was non-applicable. The commissioners also determined that the business' hours of operation (9 a.m. through 9 p.m.) were not going to pose an issue for neighboring township residents.

Utz moved that since the proposed development met the criteria requirements of Section 20, Articles A1 through A4, that the commission approve the site plan and development contingent upon the developer(s) submitted a certified signed property survey. The motion was supported by Wall and passed unanimously.

Chairman Hahn adjourned the meeting at 7:37 p.m.

Respectfully submitted,
Monica Smith, Secretary
Burr Oak Township Planning Commission