

Whereas the proposed improvements are permitted by right in a B-3, Community Commercial district and the project complies with the general development standards of the Township, the staff recommends approval with the two (2) conditions listed in staff's report.

A representative from Kroger's was unable to attend tonight's meeting.

Mr. Nolan then asked for public comments in favor or in opposition to the proposed site plan.

There being no comments, Mr. Nolan closed the public hearing portion of the proposed site plan.

Discussion followed among the Planning Commission members. There was concern expressed that a permanent alternative be investigated.

Motion by Ms. Egbert, supported by Mr. Howell, to recommend approval of the proposed site plan (S-13-06) upon the two (2) conditions listed below along with a third (3rd) condition as listed below:

1. The applicant should seek a more permanent solution to seasonal displays as there is no guarantee of extended outdoor display each year; this is especially true as tenant spaces lease and parking becomes more scarce.
2. The display shall be removed on or before July 12, 2013.
3. Township staff is to monitor the area for traffic flow, congestion and safety, and provide feedback to the Planning Commission and Kroger at the end of the season.

VOTE:	4 YEAS	1 NAYS	2 ABSENT	MOTION CARRIED
		Gombar	Brucker Nelson	

Receive and File All Correspondence:

- A. A copy of the February 2013 issues of Planning & Zoning News.

Other New Business:

- A. A presentation was conducted on the Township's access management ordinance by Anthony Dier, intern from Saginaw Valley State University and Bridget Smith.

Adjournment:

Motion by Ms. Egbert, supported by Mr. Howell, to adjourn the meeting at 7:34 p.m.

VOTE:	5 YEAS	0 NAYS	2 ABSENT	MOTION CARRIED
			Brucker & Nelson	