

Industrial Park Development Review Team

Wednesday, November 20, 2013

A meeting of the Industrial Park Development Review Team was called to order at noon by Chairperson Ed Ireland in Community Room, City Hall, 421 Michigan Street.

Roll call: Members Ed Ireland, William Murrock, and Alternate Bill Chaudoir were present. Also present were Pro-Products representatives Steven Hurley and Sandy Hurley, Our own Construction representative Duane Magnin, City Administrator Steve McNeil, Community Development Director Marty Olejniczak, and Community Development Secretary Cheryl Nault.

Adoption of Agenda: Moved by Mr. Murrock, seconded by Mr. Chaudoir to adopt the following agenda:

1. Roll call.
2. Adoption of agenda.
3. Approval of minutes from October 9, 2013.
4. Consideration of: Proposed addition for Pro-Products, Inc., located at 918 S. Lansing Ave.
5. Adjourn.

Carried.

Approval of minutes from October 9, 2013: Moved by Mr. Chaudoir, seconded by Mr. Murrock to approve the minutes from October 9, 2013. Carried.

Consideration of: Proposed addition for Pro-Products, Inc., located at 918 S. Lansing Ave.: Mr. Hurley presented the proposed plans for a 50' x 125' addition to Pro-Products. The addition will also include a second loading dock to have more flexibility as far as shipping and receiving functions. Seven parking stalls will be added.

Mr. Olejniczak reported that the stormwater management, designed by Baudhuin, Inc., has been properly engineered and approved by the City.

Mr. Hurley stated the pond located at the northwest corner is not intended to be a wet pond. There will be three trees planted by the pond and one by the front of the building to meet the landscaping requirements.

In regard to the parking, Mr. Olejniczak stated that paving up to the street right-of-way line would ensure double tier parking against the building and parking against the street. A variance is needed for the parking area to be located up to the street right-of-way and will be going to the ZBA on the 25th. The minimum setback in the Industrial Park is 10' from the street right-of-way. There would be room to plant trees in the right-of-way, but is problematic being there are wires above that area.

Mr. Hurley said the paving will go to the edge of the building and continue with gravel in the fire lane.

Mr. Magnin stated that the addition will be the same construction, height, width, and color as the existing building. The water will be caught from the gutter and piped to the storm chamber system at the north end of the building. The loading dock will be located in front, with a service door in back of the proposed addition.

Mr. Chaudoir referred to a letter from Alderman Wiesner, who mentioned that a few of the neighboring residents on Lansing Avenue would like parking issues, where snow will be stored,

and additional vegetation around the dumpster be addressed. Another letter from Leanne Schartner, 944 S. Lansing Avenue, was also received who had the same concerns. Mr. Chaudoir suggested planting trees along the street right-of-way instead of having three trees around the pond, as long as it would not interfere with wires or snow plowing. That would help address the noise issue.

After further discussion, it was moved by Mr. Chaudoir, seconded by Mr. Murrock to approve the proposed addition, subject to Mr. Olejniczak working with Pro-Products to investigate the feasibility of relocating one or two trees shown by the pond into the treelawn area to address the screening and noise issue. All ayes. Carried. Mr. Olejniczak will confer with the City Forester.

Adjourn. Moved by Mr. Chaudoir, seconded Mr. Murrock to adjourn. Carried. Meeting adjourned at 12:24 p.m.

Respectfully submitted,

Cheryl Nault
Community Development Secretary