

**Highland Township Planning Commission
Record of the 1386th Meeting
May 5, 2022**

Roll Call:

Scott Green, Chairperson (absent)
Eugene H. Beach, Jr
Grant Charlick (acting chairman arrived at 7:45 p.m.)
Kevin Curtis
Chris Heyn
Beth Lewis (absent)
Roscoe Smith (acting chairman until Mr. Charlick arrived)
Scott Temple
Russ Tierney

Also Present:

Elizabeth J. Corwin, Planning Director
Visitors: 2

Acting Chairman Roscoe Smith called the meeting to order at 7:30 p.m.

Work Session

Agenda Item #1:

Parcel #	11-22-127-002
Zoning:	IM Industrial Manufacturing
Address:	1470 Alloy Parkway
File#:	SPR 22-06
Request:	Site Plan Approval
Applicant:	Donn Ellis, CSI Geoturf and E5 Partners
Owner:	E5 Partners

Ms. Corwin introduced the site plan for 1470 Alloy Parkway, parcel 11-22-127-002, which includes parking lot and storage area improvements, drainage modifications and fencing for secured storage. Ms. Corwin explained that the project had been previously presented to the Planning Commission at their meeting of March 17, 2022, as a courtesy prior to submittal for variance request for storage in a required front yard. The Zoning Board of Appeals heard the variance request on April 21, 2022, and approved the fenced storage as shown on the site plan.

Mr. Thompson explained the project in greater detail. In 2019, the applicant obtained administrative approval to make improvements for a concrete surface in the courtyard and northern driveway and to amend the drainage system. A berm was removed at the north property line, and a retention/detention basin was installed. Some, but not all, of the improvements were completed. The current proposal meets the needs of a new partner, White Cap, who will offer a greater variety of materials and tools for the construction industry. They need additional secured outdoor storage for inventory of some materials.

Mr. Thompson explained that the existing fence at the east side of the building is actually 40 feet from the east property line. The fence will be relocated to the property line, and the area between the building and new fence will be graded and gravel surfaced. The deteriorated asphalt parking area at the southwest corner of the building will be removed and replaced, respecting the right-of-way limits, and establishing a greenbelt. A portion of the building will be remodeled to provide a showroom for White Cap, and the existing berm will be removed to accommodate a retention basin.

Mr. Thompson explained that the property owner will remove some of the existing trees but will replace with healthy landscaping that meets ordinance requirements. He explained that the dumpster location is perhaps in an unorthodox location, but that CSI Geoturf moves the dumpster to a safe location on the days of garbage collection and returns it to its planned location after it is emptied. Mr. Thompson explained that the proper number of parking spaces are available, although some will be treated as reserved parking, with inventory storage that could be displaced if available parking does not meet demand.

There was some discussion of fencing, with the consensus being that an epoxy coated chain link fence would provide better security since law enforcement could see intruders and would not be objectionable giving the character of surrounding properties.

Mr. Curtis moved to approve the amended site plan for 1470 Alloy Parkway, consistent with variances approved by the Zoning Board of Appeals. Mr. Tierney supported the motion. Vote: Curtis-yes; Heyn-yes; Temple-yes; Tierney-yes; Charlick-yes; Smith-yes; Beach-yes. Motion passes (7 yes votes, 0 no votes.)

Agenda Item #3: Committee Updates

- Zoning Board of Appeals:
- Township Board:
- Highland Downtown Development Authority:
- Planning Director's Update

Committee updates were discussed.

Agenda Item #3: Minutes: April 21, 2022

Mr. Tierney moved to approve the minutes of April 21, 2022, as presented. Mr. Curtis supported the motion which passed by voice vote.

Mr. Tierney moved to adjourn the meeting at 8:00 p.m. The motion was supported by Mr. Curtis and passed by voice vote.

Respectfully submitted,

A. Roscoe Smith, Secretary
ARS/ejc