



### **Discussion/Action on Preliminary Site Plan Review for East Gateway**

Todd Stuve from Exxel Engineering presented the preliminary site plan for the subdivision of the southeastern portion of the East Gateway. Mr. Stuve was representing on behalf of Ed Hanenburg.

The property is currently zoned Mixed Use Planned Unit Development (MPUD) and currently consists of sixty-four (64) acres. The proposal is to split the property in to twelve (12) platted which would not include the area of property where two (2) cell towers currently exist.

The proposed preliminary site plan included the following:

- Public Street entering the development from 48<sup>th</sup> Avenue
- Lift Station for Sanitary Sewer
- Will need to cross under I-96 Highway to connect to City Wastewater Treatment Facility
- Three (3) Detention Facilities would be installed
- Existing wetlands on property will be open space (approximately 12.9 acres)
- Thirty (30) foot landscape buffer along highway
- Possible stub road will be constructed to the north of the development
- Streets will have sidewalks on both sides of the streets
- Use of the lots will be all uses allowed in the MPUD zoning districts
- Existing billboards will be addressed in the future
- Possibility of a Truck Stop on Lot# 12

Several Commissioners expressed their concerns on the following items:

- Stress on the city's wastewater facility. Do we have the capacity to accommodate additional users?
- Impact in traffic flows in the area and improvements that will need to be done to accommodate the traffic flows coming from the north and south, and, also coming from the exit off from the highway.
- Current overpass is only two (2) lanes

The Commissioners recommended that additional traffic studies needed to be completed as well as more information should be obtained from MDOT and the Ottawa County Road Commission before any decisions or further recommendations could be made.

Todd Stuve from Exxel Engineering stated that they would like to present their proposed site plan at the January 2018 meeting.

### **Planning Commission Information**

News article from MLive on Medical Marijuana facilities

### **Planning Director Comments**

Jonathan Seyferth informed the Commissioners that there was an error in his memo regarding the December Joint Meeting. Mr. Seyferth presented the correct date and time of the meeting is December 11, 2017 @ 6:00 P.M.

### **Adjourn**

Meeting was adjourned at 6:56 P.M. by Chairman Conran.

