

PLANNING COMMISSION
Minutes for Regular Meeting of
December 7, 2017

PRESENT Commissioners Dave Roesler, Leslie Sprott, Ina Ray, John Warner, William Josephson and Mike Holman.

ALSO PRESENT Zoning Administrator Jensen, Recording Secretary Sally Dion and 1 interested party.

NOT PRESENT Tom Thompson

CALL TO ORDER Chairperson Roesler called the December 7, 2017 meeting to order at 6:30 p.m. and led those in attendance in the Pledge of Allegiance and then held a moment of silence for National Pearl Harbor Remembrance Day.

AGENDA Motion by Commissioner Warner, second from Commissioner Holman, **ADOPTED**, to accept the agenda as written.

6 AYES

MINUTES Motion by Commissioner Holman, second from Commissioner Josephson, **ADOPTED**, to amend the August 3, 2017 minutes as follows: FRUITLAND TOWNSHIP PLANNING COMMISSION ~~June 4~~, August 3, 2017 REGULAR MEETING MINUTES on top of pages 2, 3, 4, 5 & 6 and, **ACCEPT**, as amended.

6 AYES

PUBLIC COMMENT - None

PUBLIC HEARING

Parcel number 61-06-113-400-0001-00, 4750 Whitehall Road, Applicant Michigan's Adventure, requests Site Plan Review according to Article XV Site Plan Review, to increase the size of the catering kitchen to allow for a larger menu, and provide a work environment that is cooler and safer for the associates in the Amusement Park District.

PUBLIC HEARING OPEN 6:35 P.M.

Steve Mark, representing Michigan's Adventure, gave brief explanation of the proposed expansion of the kitchen area. They would like to add high pressure deep fryers making it possible to expand their menu and moving the grilling inside which will provide a work environment that is cooler and safer for associates.

Chairperson Roesler asked Recording Secretary Dion if any correspondence had been received. She answered none had been received.

Chairperson Roesler asked Zoning Administrator Jensen to present his Preliminary Site Plan Review.

Zoning Administrator Jensen gave brief overview of the following Sections as related to this parcel and proposal.

Article IXXX AP Amusement Park, Section 13.02 Uses Permitted by Right (A.)

Article IXXX AP Amusement Park, Section 13.02 Uses Permitted by Right (G.)

Article IXXX AP Amusement Park, Section 13.04 Site Development Standards (C.)

Article XV Site Plan Review, Section 15.01 Purpose

Article XV Site Plan Review, Section 15.02 Site Plans Reviewed (A.)

Article XV Site Plan Review, Section 15.03 Site Plan Review Requirements (A.)

According to Zoning Administrator Jensen’s review this proposed building addition is a use permitted by right in the Amusement Park District and he feels that the site plan and zoning application detail the requirements.

Commissioner Josephson stated that according to Zoning Administrator Jensen’s review Section 15.03 Site Plan Review Requirements B. 2 b. 4 the seal, name, and firm address of the professional individual responsible for preparation of the site plan was shown on the print, but that is untrue.

Steve Mark said the plans were done in house in Sandusky Ohio.

PUBLIC HEARING CLOSED 6:59 P.M.

Zoning Administrator Jensen stated he considered what was along the edge of the plans as a seal, it states Cedar Fair LP, Unpublished “The documents, their substance, and the copy right and trade secrets therein are the confidential and proprietor property of Cedar Fair, LP. They shall not be disclosed, displayed, or furnished, in whole or in part, to or by any third party, and they shall not be reproduced, in whole or in part, by any means, by any third party without the prior written consent of Cedar Fair, LP. Any violation of these rights shall subject the violator to all legal and equitable remedies available and criminal liability applicable under state and federal laws”.

Chairperson Roesler stated he will make note and check with Attorney Even if the plan must be sealed or if that requirement should be amended.

Chairperson Roesler went down the list of review standards according to **Section 15.07**.

Motion by Commissioner Warner, second from Commissioner Holman, **ADOPTED**, to **APPROVE** the site plan as submitted with the requirement of the plan being sealed waived.

6 AYES

ADJOURNMENT

Motion by Commissioner Warner, second from Commissioner Sprott, **ADOPTED**, to **ADJOURN** the December 7, 2017 regular meeting at 7:20 p.m.

6 AYES

COMMISSIONERS COMMENTS

None

PLANNING/ZONING UPDATES

None, Zoning Board of Appeals has not met.

Respectfully Submitted,

Sally Dion, Recording Secretary
Township of Fruitland