

**BRIDGEPORT CHARTER TOWNSHIP PLANNING COMMISSION**  
**Monday, December 20, 2004 - 7:00 p.m.**  
**Governmental Center - 6206 Dixie Highway**

The pledge to the U.S. Flag was led by Chairperson Tate

**I. THE MEETING WAS CALLED TO ORDER** at 7:00 p.m. by Chairperson Tate.

**II. ROLL CALL** was taken by Secretary Bennett.

Present: Chairperson M. Tate, Commissioners: W. Fairchild, E. Stone, T. Gerken, H. Langschwager.

Absent: Commissioner Vice-Chairperson F. Housner, Secretary J. Bennett, Commissioner P. DeSander

Also, Township Manager Dunnill, Fire Chief - Nelson, Code Administrator King and representatives from Rowe Engineering & Unique Instruments.

**III. APPROVAL OF MINUTES**

**MOTION** by Langschwager, seconded by Gerken to approve the November 22, 2004 Regular Meeting Minutes as presented.

Ayes: 5 Nays: 0 Absent: 3 Vacancy: 1 Motion Carried

**IV. APPROVAL OF AGENDA**

**MOTION** by Langschwager, seconded by Fairchild to approve the agenda as presented.

Ayes: 5 Nays: 0 Absent: 3 Vacancy: 1 Motion Carried

**V. SPECIAL ORDERS & SCHEDULED PUBLIC HEARINGS - NONE**

**VI. PUBLIC APPEARANCE BEFORE THE PLANNING COMMISSION - NON-AGENDA ITEMS**

No one wished to address the Commission on non-agenda items.

**VII. CORRESPONDENCE & COMMUNICATIONS - NONE**

**VIII. NEW BUSINESS**

**A. - Site Plan Review 04-05SPR - Unique Instruments 6688 Dixie Highway**

**Robert Haneline of Rowe Inc., 6211 Taylor Drive, Flint** - Reviewed the proposed site plan with the Commissioners. Haneline told Commissioners that the proposed addition proposed will increase the office space by an additional 9,227 sq. feet. and the proposed shop space to be increased by 40,118 sq. feet. Haneline said the parking will be increased at the front of the building with some spaces being provided at the back of the building. Although not shown Haneline told Commissioners that the landscaping will meet and probably exceed the requirements as set forth in Article 19 of the Zoning Ordinance. Haneline said that the berm along the southwest property line will be modified to allow emergency vehicles to access that side of the building if necessary.

Commissioners reviewed memos from Bridgeport Township Water Superintendent Malzahn regarding concerns noted. Malzahn memo discussed easement criteria if additional fire hydrants or fire lines. Malzahn recommended that the proposed drain plan be approved by the Michigan Department of Environmental Quality, Surface Water

Quality Division. Malzahn asked that if any changes to the existing berm are planned that the impact on the existing adjacent grave sites be given very careful consideration.

Fire Chief Nelson reviewed the comments from the fire department regarding:

- Expansion of the fire protection system.
- Hydrant placement
- Fire Access Lane
- Questions regarding the size of the Oxygen tanks

King gave a copy of both memos to Mr. Haneline of Rowe Inc.

Commissioners asked about parking lighting since none was shown. Commissioners told Haneline that lights in the lot will have to be located in such a fashion so as not to interfere with traffic on Dixie Highway.

Commissioners discussed vehicle access to the site and the appropriateness of an expanded deceleration lane be required. After much discussion it was determined that due to the location of the cemetery driveways an expansion of the deceleration lane could provide more of a hazard than leaving the existing in place.

Commissioners asked about the planned number of employees and hours of operation.

Don Weber of Unique Instruments, 6688 Dixie Highway told Commissioners that with the expansion they would hold about 400 employees in a 3 shift operation.

**MOTION** by Langschwager, seconded by Gerken to recommend approval of the site plan contingent upon receipt of DEQ approval and contingent upon satisfactory resolution of the concerns noted in memos from the fire and water departments and also, contingent upon meeting the requirements for lighting and landscaping.

Ayes: 5      Nays: 0      Absent: 3      Vacancy: 1      Motion Carried.

## **IX. COMMITTEE REPORTS - NONE**

## **X. OLD BUSINESS**

### **A. Master Plan - Update**

King told Commissioners that it looks as if there was a 25% return rate and that Spicer Group is tabulating the results. King said that the Spicer Group will be at the January meeting to share the results with the Commissioners and to discuss future actions plans.

## **XI. COMMENTS**

### **A. Public Comments**

Township Manager Dunnill wished everyone a Happy Holidays.

### **B. Minutes of Other Boards & Commissions - None**

### **C. Zoning Officer - Nothing to report**

### **D. Planning Commissioners**

Commissioners wished everyone and Happy Holiday.

## **XII. ADJOURNMENT**

**MOTION** by Langschwager, seconded by Stone to adjourn.

Ayes: 5      Nays: 0      Absent: 3      Vacancy: 1      Motion Carried meeting adjourned at 7:20 p.m.

Respectfully submitted,  
Lawrence King,  
Recording Secretary

Approved: \_\_\_\_\_  
Jere Bennett, Secretary  
Bridgeport Charter Township  
Planning Commission