

ARCADIA TOWNSHIP PLANNING COMMISSION
PUBLIC HEARING - LENGEMANN
August 16, 2022

A Public Hearing of the Arcadia Township Planning Commission was held on Tuesday, August 16, 2022 at the Arcadia Township Hall, 4900 Spencer Street, Lum, Michigan. Chairperson Lashbrook opened the meeting at 7:30 p.m.

ROLL CALL: Members present: Lashbrook, Woloszyk, Howe, McClelland, Arnold and Lalone. Absent: Poniatowski and Howe. Others present: Please see sign in sheet, Recording Secretary, Teresa Gormley.

MOVED BY McClelland, SECONDED BY Woloszyk to approve the agenda as presented. MOTION CARRIED.

Chairperson Lashbrook opened the meeting and invited Mr. Alex Lengemann to give a background of his plans for a storage unit on the commercial property he owns on North Lake Pleasant Road, just north of Bowers Road. Lengemann is seeking permission to pull permits to put in a driveway and to start building one storage barn and will expand as the demand grows. Lengemann stated he did not have all the ordinances but was planning to add pine trees, something that grows quickly, to try to seclude the unit from the neighborhood. He is planning to leave most of the mature trees there. One boundary abuts near a residential home.

Lengemann added he recently purchased two parcels near this parcel, one to the south and one to the west, mainly to give him a little buffer as the building project proceeds. He stated he has been reaching out to the owner of the property on the direct corner of Bowers and Lake Pleasant as he is interested in purchasing that but has yet to hear from anyone.

Lashbrook – Are you proposing to build five buildings?

Lengemann – Yes.

Lashbrook – Just starting with one, and will grow as demand grows?

Lengemann – yes, Attica and Imlay City are all booked. They are charging \$100.00 for 10x10 unit in Imlay City. I hope to keep a 10x10 around \$50.00.

These will be steel barns, but I do like the ones that put wainscoting on the bottom to dress them up.

Lashbrook – I would suppose there will be neutral colors?

Lengemann – Yes.

Arnold – What will the height of the buildings be?

Lengemann – 10' now, with 8' doors.

McClelland – One barn at a time?

Lengemann – May not even get to it this year.

McClelland – Which one will you be starting with?

Lengemann – Probably the one to the north. I am most concern with getting the trees growing.

Lashbrook – Are you adding a berm, with trees along the road frontage?

Lengemann – Not sure – With one storage unit barn, I may do some outdoor storage so then I would fence it in but I do not want to fence it. Barns will be secure.

Woloszyk – Any lighting for nighttime use?

Lengemann – I don't want to...most people don't go there at night. I go by Cramer's on Fairgrounds Road in Imlay City and the gate is usually wide open. I really don't want to fence it -- what are you really keeping out? Then I would need an automatic gate – seems excessive. I don't want lighting to add to the night pollution either. People rent units and may only come back a couple times during their rental. The locks will be super secure – can't use regular tools to cut.

Arnold – Signage?

Lengemann – Some small sign. If people don't want a sign, I would put something on the building itself.

Arnold read from Ordinance 700 SIGNS aloud.

Lengemann – I will probably do a 6x6 maybe.

McClelland – A berm to the north?

Lengemann – Yes, berm it up and plant pine trees.

McClelland – Will the roads between the barns be gravel?

Lengemann – Yes.

McClelland – Check with American Tree or even our neighborhood tree farm.

Lashbrook – 10’ should be good.

Lengemann – The more mature trees I will try to keep.

Arnold read from the Ordinance Book under Zoning 100, “Greenbelts” aloud. “10 foot in width along residential area”.

Lengemann – I am not a fan of berms. I’d rather see a row of trees.

Lashbrook announced that she was ready to open this matter to the public and gave guidelines on how the public may proceed.

Public time opened at 7:47 PM.

Robert Munger, 1093 N. Lake Pleasant Road. He is against berms. Water runs across his property. He had to put in a culvert. He will need some kind of drainage. Security-wise, Munger has a problem with no fence around the barns. The barns will be a target. Riff-raff will come in...no fence...no lighting...they will head across the road.

Munger further stated that there is a WELCOME TO ARCADIA TOWNSHIP sign with a ramshackle building, crack shack and now these proposed buildings. He wants limitations on terms, he doesn’t want riff-raff hanging around, he doesn’t want this to affect the flow of water. Munger stated that he is not against people making money...just not this.

Tim Strong, 1017 N. Lake Pleasant Road. Strong stated that he wants to see a gate, lights and pavement, he wants the operation to have set hours. He feels this will bring down property values, there’s already tons of traffic, now vehicles pulling trailers in there is not going to be good, there are already cars pulling in and out of his driveway to turn around at all hours, this would add to the traffic hazards in that area.

Randy Lamphier, 1090 N. Lake Pleasant Road. That was a 48 acre parcel. He grew up in that area and all it is is swampland. Lake Pleasant Road is like a dragstrip – cops wrote 123 tickets for speeding. Coming from Bowers many accidents. Imlay City has a storage unit facility on Almont Avenue and the guy has openings. Lamphier added, “If you put one here, I’d be happy to sell my house to you”.

McClelland – It is Commercial – we can’t restrict him.

Lamphier – He changed it to residential then back to commercial to make money. I’m against it. Lake Pleasant is a dragstrip.

Joyce Bonesteel, 1293 N. Young Road. Bonesteel stated that she does not live anywhere near this property site but travels that way several times a week. She expressed concern about the traffic in that area. There is a storage facility only a few miles away down the

road. She is concerned about it looking like a junk area in our beautiful township. Bonesteel also suggested that Lengemann use Norway Spruce trees as they grow quickly.

Strong – Are they going to put trees in the front along the road? I live across the road – this will be in my front yard.

Small discussion was had about the probability of a traffic light being installed at the intersection of Bowers and Lake Pleasant Roads. Lashbrook added that installation of a traffic signal would come from MDOT. Munger would like to see the speed limit lowered in that area to 45 mph. Lashbrook stated that the Road Commission will do an inspection and require Mr. Lengemann to comply with their requirements.

Lamphier expressed his deep concern for slower driving in this area.

Alex Lengemann, 5705 Reynolds Circle, Imlay City, Michigan. Lengemann stated that as for water, the Road Commission will require a culvert and may require him to get the driveway paved. Addressing the water issue previously brought up, he stated that is why he purchased the neighboring two parcels. Lengemann feels that none of the water will flow from his property to the other properties. The neighbor may need to put in a culvert.

Lengemann added that if the Road Commission requires him to do asphalt, then all the water will be sloped to the west parcel which is already low.

Addressing the concern about the amount of traffic in and out of this proposed storage facility, Lengemann said that he drives by storage units often and rarely does he see a vehicle in there...only on occasion.

Lengemann added that he can't do anything about the traffic up and down Lake Pleasant Road but the traffic into the storage facility will be minimal. He added that he would like to purchase "that crappy building on the corner" and fix up that corner.

Referring to a comment about adding a "ramshackle building", he wants to do this right. As for lighting, he stated that he did not want to flood the neighborhood with light.

Munger – Still has an issue with water...sand and gravel driveway with a culvert won't do anything because water goes thru the property and not along the road.

Lashbrook – I'm sure Mr. Lengemann does not want his storage units floating.

Lamphier – When they rebuilt Lake Pleasant Road years ago, they never put a culvert in. The drives near us, the culverts are filled with dirt.

Lashbrook – This is a Road Commission issue.

Strong – When they built the house across from me, they brought loads and loads of dirt in. They brought in a modular home and the truck got stuck...the basement caved in.

Lashbrook closed public time at 8:09p m.

Lashbrook – it is not in our power to tell him what business he can or cannot put in there. The setbacks – I like the drawing with the 25’ side setbacks. If I was the property to the north, I would not want to see a barn.

Arnold – It needs to be greenbelted.

Lashbrook – Lengemann plans to do that based on his drawings. They may need to be double-staggered.

Lalone – You are leaving an existing line of mature trees.

Lengemann – I will clean out the scrub and plant other trees.

Arnold – What do you think about the front? It should be greenbelted. What about a berm across the front?

Lashbrook – I think so – a berm would be nice to hide the unit from the neighbors across the road.

McClelland – It think trees are fine. If he berms it, depending on the flow of water – it could screw that all up.

Lashbrook – Fence, lights, secured system – that’s on you. As a business owner you have the say – you may change your mind, but I don’t think it is the power of this Board to tell you how to run your business in this way.

All your plans look good, setbacks are good. Traffic you cannot control. Road Commission when they approve your driveway will tell you what you need to do. The junk areas across the street and on the corner, we cannot do anything about that.

MOTION BY Arnold, SECONDED BY McClelland, to grant this conditional approval with the requirement of greenbelts to the north and along the road frontage, AND approval by the Lapeer County Road Commission to meet any conditions they require, AND nothing can impede the drainage to the neighboring properties.

ROLL CALL VOTE: Arnold, Yes; McClelland, Yes; Lashbrook, Yes; Woloszyk, Yes; Lalone Yes.

Absent: Howe and Poniatowski

Yes (5) No (0) Absent (2) **MOTION CARRIED.**

MOTION BY Arnold, SECONDED BY McClelland, to adjourn this public hearing at 8:26 pm.

Submitted by:

Teresa M. Gormley
Recording Secretary

Richard McClelland
Secretary

DRAFT