

Clitherall Township
Planning Commission
August 16, 2022

Keith Baldwin called the meeting to order at 5:30 pm. The following members were present: Craig Bengtson, Kevin Anderson, Keith Baldwin, Clinton Bengston, Linda Nelson, and Becky Cox. Community members were present. Bethel Lutheran Church was represented by Lee Rogness and Peter Draxten (general contractor). Proper required notice of the hearing was given.

The purpose of the public hearing is to consider an application by Bethel Lutheran Church for a Conditional Use Permit, for the construction of a church facility on Parcel #10000990465005. This parcel is zoned in the Commercial District and the intended use of the property is allowed under Section VI(D)(7) of the Clitherall Township Zoning Ordinance.

John Christensen reported that he has spoken with the City and was told that there are no wellhead concerns because the land is uphill.

Rogness stated that he has not heard from anyone with concerns about the project. Setbacks against the western and southern borders of the property are adequate. Landscaping/berming/fencing will not be out of the ordinary. Hours of operation will be regular published services and special events.

Anderson asked about the proposed lighting in the parking lot. Rogness stated that the parking lot will be lit but it has not been determined what hours the lights will be on. The lights will be downward facing lights so as not to shine towards the houses on the northern boundary.

Rogness informed the Board that they intend to place signage on Hidden Meadows Drive and possibly on Highway 78 conditioned on DOT approval.

Ingress and egress will be on Hidden Meadows Drive. Bengston asked about paving of road and parking lot for dust control. Rogness stated that they plan to blacktop the driveway, as well as the parking lot, but not sure if it will be done immediately depending on budget concerns.

Estimated completion date is one year from now, depending on contractors' schedules.

Baldwin inquired about fiber optics running across the property. Christensen reported the utilities, fiber and gas lines for the housing on Hidden Meadows Drive have been placed in a sloped plateau on the north side of Bethel's property; the resulting slope must remain on Bethel's property. There is also a power wire that will need to be crossed resulting in a peninsula of land for Bethel's road to cut into. Anderson noted that the bank separating the church property from the townhomes will provide separation between the two properties.

Anderson inquired if there is sufficient flat ground for the building and parking lot. Christensen confirmed that will not be an issue.

Christensen noted there is a drainfield on the southwest corner adjacent to Dollar General's property that will need to be avoided when doing the groundwork.

Draxten stated that there will be a large retention pond as well as a berm on the west side that is more than sufficient for the property. Christensen stated the retention pond is necessary due to the size of the impervious surface, but Bethel's plan for water retention is overly sufficient. The parking lot will slope slightly towards the retention pond to allow for water run-off. Andersen noted the drawing indicates there is ample room between the retention pond and the wetland on the southwest corner behind Dollar General. Draxten stated that a wetland survey has been completed.

Discussion regarding traffic flow for the residents in the townhouses and duplexes when church services are getting out. Width of the road bed will be minimum 24 feet.

Andersen inquired as to whether an easement is needed. Draxten stated a survey has already been completed and the homeowner has agreed to grant Bethel an easement.

Motion by Nelson to recommend approval of Conditional Use Permit to the Township Board with the following conditions:

1. Bethel to apply dust control on the ingress road on an annual basis until the road is paved;
2. Township will monitor lighting situation to ensure it is not intrusive to the adjoining homeowners.

Second by Clinton Bengston.

The following voted for: Craig Bengtson, Anderson, Baldwin, Clinton Bengtson, Nelson. Against: None. Abstained: Cox. MC.

Meeting adjourned at 6:04 pm.

Respectfully submitted,

Becky Cox
Clitherall Township Planning Commission Member