

**SHIAWASSEE COUNTY PLANNING COMMISSION
PUBLIC HEARING/BOARD MINUTES
JANUARY 27, 2016**

Call to Order: William Thelen called the regularly scheduled monthly public hearing of the Shiawassee County Planning Commission to order at 7:00 P.M. on January 27th, 2016. The hearing was held within the County Board of Commissioners' meeting room located on the first floor of the Surbeck Building, 201 N. Shiawassee Street, in Corunna, MI.

Roll Call: Present: Bonnie Reno, Walt Saxton, Robert Ebmeyer, John Horvath, Bonnie Ott and William Thelen. Absent: Steve Andrews.

Also present: Peter Preston, Community Development Director and Matthew Lafferty, Land Use Planner.

Excused Absences: **Motion:** Noting that Steve Andrews had stated he would be unable to attend prior to the tonight's meeting, Ott moved to excuse him. **Support:** Reno. **Motion carried:** 6 ayes, 0 nays.

Pledge of Allegiance: Thelen led the Pledge of Allegiance to the Flag.

Proof of Publication: The board was informed that a legal notice of the scheduled hearing was placed within the Shiawassee County Independent Newspaper on January 10th, 2016. Thelen declared the hearing as legally noticed.

Election of Officers: **Motion:** Reno moved to nominate William Thelen as Chairman of the Planning Commission. **Support:** Ott. **Motion carried:** 6 ayes, 0 nays. **Motion:** Ebmeyer moved to nominate Bonnie Ott as Vice-Chairman of the Planning Commission. **Support:** Thelen. **Motion carried:** 6 ayes, 0 nays.

Approval of the Agenda: **Motion:** Ott moved to approve the agenda as printed. **Support:** Saxton. **Motion carried:** 6 ayes, 0 nays.

Approval of Board Minutes: **Motion:** Ott moved to approve the December 9, 2015 board minutes with changes made to the first line. **Support:** Reno. **Motion carried:** 6 ayes, 0 nays.

Board of Commissioner Comments: None.

Call to the Public on Non-Agenda Items: None.

Old Business: None.

New Business:

Application Request #PREZ15-005

Applicant – Nena Bonderenko

Owner – James Young

Site location – 810 Oak St., Durand, MI 48429; **Tax Id.#** 78-012-46-041-000 & 78-012-46-040-000, Section 15, Vernon Township.

Request – Map amendment approval for the rezoning from the R-1C, One-Family Medium Density Residential District to the B-2, General Business District.

Thelen opened the public hearing. Preston presents the staff report.

Thelen asked for the applicant's statement. Nena Bondarenko explains the proposal for the rezoning and why it should be approved.

Thelen called for other comments in support of the applicant. Justin Horvath, spoke in support of the rezoning. Neighbors Paula and Dan Brooks had questioned what uses are permitted in the B-2 district. Neighbor Patsy Wheeler asked where storage would take place.

Thelen called for comments in opposition to the request of the applicant. Hearing none, Thelen called for other comments from the audience. Hearing none, Thelen called for comments from the Township. Preston stated that we had received a letter from Vernon Township that they unanimously recommended approval. Thelen closed the public hearing.

The Planning Commission deliberated. Preston presented the ten finding of facts. Thelen entertained a motion.

Motion: Ott moves to recommend that the Shiawassee Board of Commissioners approve PREZ15-005, BONDARENKO, the petition to amend the zoning district from R-1C, One-Family Medium Density to B-2, General Business district for property located in Section 15 of Vernon Township (Parcel Id. #78-012-46-40-000 & 78-012-46-41-000) as legally described in the petition based on the following reasoning:

1. The ten (10) finding of fact outlined in Section 19.5 as detailed in the staff report have been met.

Support: Ebmeyer.

Roll Call Vote: Ayes to approve: Bonnie Reno, Walt Saxton, Robert Ebmeyer, John Horvath, Bonnie Ott and William Thelen. **Nays:** None. **Motion carries:** 6 ayes, 0 nays.

Application Request #PSUP15-13

Applicant/Owner – Adam Elsesser c/o Lynnman Construction, LLC

Site location – Lansing Rd., Perry, MI 48872; **Tax Id.#** 78-014-10-300-007, Section 10, Perry Township.

Request – Special Land Use and Site Plan approval for a Commercial Garage that is approximately 14,880-sf in size.

Ordinance Reference – Section 4.3.15

Thelen opened the public hearing. Lafferty presents the staff report.

Thelen asked for the applicant's statement. Adam Elsesser and representative from Lynnmann Construction explain the proposal for the commercial garage and why it should be approved.

Thelen called for other comments in support of the applicant. Justin Horvath, spoke in support of the commercial garage.

Thelen called for comments in opposition to the request of the applicant. Hearing none, Thelen called for other comments from the audience. Hearing none, Thelen called for comments from the Township. Preston stated that we had received notice from Perry Township that they recommended approval. Thelen closed the public hearing.

Thelen closed the public hearing. The Planning Commission deliberated.

Preston reads the General Standards for Approval. Thelen entertained a motion.

Motion: Andrews moves to approve PSUP15-13, ELSESSER, Special Land Use Permit/Final Site Plan request for a 14,880-sf commercial garage to be located on the north side of W. Lansing Rd., and as legally described in Section 10 of Perry Township (Tax I.D. #78-014-10-300-007) based on the following reasoning and conditions:

Reasoning:

1. Subject to the conditions provided below, it is found that the petitioned special land use meets the general standards as provided for in Article 12 of the Ordinance.
2. Subject to the conditions provided below, it is found that the petitioned site plan for a commercial garage meets the general standards as provided for in Article 14 and specific use standards set forth under Section 4.3.15.

Conditions:

1. That staff review and approve setbacks for the parking areas.
2. Landscaping and buffering requirements be reviewed by staff.
3. That the site has a gravel and/or asphalt parking lot.
4. That there is an easement for retention pond.

Support: Reno.

Roll Call Vote: Ayes to approve: Steve Andrews, Bonnie Reno, Walt Saxton, Robert Ebmeyer, John Horvath and Bonnie Ott. **Nays:** None. **Motion carries:** 6 ayes, 0 nays.

Committee Reports:

Ordinance Revision: Ott and Andrews remain on the Ordinance Revision committee.

Future Planning: Saxton is appointed to the Future Planning committee. Ebmeyer remains on the committee. Preston presents a draft of the 2016 Master Plan.

Parks and Recreation: Reno and Ebmeyer remain on the committee.

Gravel Committee: Thelen and Ott remain on the committee.

Communications Received: None.

Review of Bylaws: Motion: Saxton moved to approve the bylaws of the Shiawassee County Planning Commission as adopted January 28, 2009 as printed. **Support:** Ott. **Motion carried:** 6 ayes, 0 nays.

Directors Comments: None.

Public Comments: None.

Adjournment: Motion: Thelen moved to adjourn. **Support:** Saxton. **Motion carried:** 6 ayes, 0 nays. The public hearing adjourned at approximately 9:00 P.M.

Recording Secretary – Matthew Lafferty

Approval Signature,
Shiawassee County Planning Commission

Approval Date