

**SHIAWASSEE COUNTY PLANNING COMMISSION
PUBLIC HEARING/BOARD MINUTES
August 24, 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 August 24th, 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 Ott, Bonnie Reno, Walt Saxton, Robert Ebmeyer, John Horvath, and William Thelen. **Absent:** Steve Andrews

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

Excused Absences: **Motion:** Bonnie Ott motioned to excuse Steve Andrews's absence. **Support:** Reno **Motion carried:** 6 ayes, 0 nays. **Absent:** Steve Andrews.
Motion: Saxton motioned to excuse Bonnie Ott from the July 27th, 2016 Planning Commission meeting. **Support:** Reno **Motion carried:** 6 ayes, 0 nays. **Absent:** Steve Andrews

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 August 7, 2016. Thelen declared the hearing as legally noticed.

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

Approval of Board Minutes: **Motion:** Reno moved to approve the June 27th, 2016 board meeting minutes as printed. **Support:** Horvath. **Motion carried:** 6 ayes, 0 nays. **Absent:** Steve Andrews.

Board of Commissioner Comments: Horvath states that the Board of Commissioners allowed the 911 emergency services to expand for new operations.

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

Old Business: None.

New Business:

Application Request #PSUP16-09

Applicant/Owner – Chris Heikkila, Todd Helms, and Mark Keddle

Site Location – 10053 Bath Rd., Byron, MI 48418

Tax Id.# 016-46-008-000 & 016-46-008-001, Section 14, Burns Township.

Request – Special Land Use & Site Plan approval for a “Commercial Garage” and an “Open Air Business” for the outfitting and sale of box truck vehicles with blown-in insulation machinery.

Ordinance Reference – Section 4.3.15, Commercial Garage and 4.3.51, Open Air Business.

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

Thelen asked for the applicant’s statement. Chris Heikkila noted the nature of the business and how they intend to expand with the use of the permit in question.

Thelen called for other comments in support of the applicant. None heard.

Thelen called for comments in opposition to the request of the applicant. None heard.

Thelen called for other comments from the audience. None heard.

Thelen called for comments from Burns Township. None heard.

Thelen called for any rebuttal. None heard.

Thelen closed the public hearing.

Thelen asked the applicant whether container boxes used to outfit insulation trucks are permanently store on site. The applicant stated that the boxes are stored in the rear of the building and swapped out with new boxes as jobs are completed.

The Planning Commission deliberated. Lafferty presented the General Standards for Approval.

Motion: Ott motions to approve PSUP16-09, INSULATION INDUSTRIES LLC, Special Land Use Permit/Final Site Plan request for a commercial garage and an open air business, as legally described in Section 14 of Burns Township (Tax ID# 016-46-008-000 & 016-46-008-001) 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 community residential care facility meets the general standards as provided for in Article 14 and specific use standards set forth under Section 4.3.15 and Section 4.3.51.

Conditions:

1. Provide information as noted by this staff report as having not been provided for on the site plan or in supplemental information.
2. Compliance with the provisions of the Zoning Ordinance shall be determined by the Community Development Department prior to the issuing of permits or authorization of construction of the petitioned use.
3. Additional screening surrounding the container box storage area.

Support: Reno.

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. **Absent:** Steve Andrews.

Application Request #PSPR16-007

Applicant/Property Owner – Michael McDonald, Gala Rentals Inc.

Site Location – 8920 W. Britton Road, Laingsburg, MI 48848 **Tax ID. #s:** 013-10-300-001-02 & 013-10-300-004, Section 10, Woodhull Township.

Request – Site Plan Approval for an Indoor Entertainment Establishment to use the existing fellowship hall that has been previously associated with Graham Community Church as a banquet hall.

Ordinance Reference – Section 4.3.38, Indoor Entertainment Establishment.

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

Thelen asked for the applicant's statement. The applicant, Mr. Michael McDonald, stated that he wants to rent out the banquet hall because the property in question can't satisfy a different use without significant alteration.

Ott asked if the applicant would consider removing parking spaces within the road right away for safety reasons.

Representatives from the Shiawassee County Health Department were in attendance and stated that the existing well and drain need checking before business can begin. Also the representatives asked whether food will be prepared on site, what the current state of the kitchen is in, and whether the bathrooms are handicap assessable.

Thelen called for other comments in support of the applicant. None heard.

Thelen called for comments in opposition to the request of the applicant. None heard.

Thelen called for other comments from the audience. None heard.

Thelen called for comments from Woodhull Township. The Township sent a letter of recommendation to the Planning Commission suggesting approval for the application with the condition that music end by 11:30 PM.

Thelen called for any rebuttal. The applicant notes that a standard for many banquet halls has music ending at 12:00 AM. Also in response to the health department, the applicant noted that no food will be prepared on site, the kitchen has no appliances and only one sink, and that both men's and women's bathrooms are handicap assessable.

Thelen closed the public hearing.

The Planning Commission deliberated. Preston presented the General Standards for Approval.

Motion: Saxton moves to approve PSPR16-006, McDONALD, Final Site Plan request for an indoor entertainment establishment, as legally described in Section 10 of Woodhull Township (parcel ID# 013-10-300-001-02 & 013-10-300-004), based upon the following reasoning and conditions:

Reasoning:

1. Subject to the conditions provided below, it is found that the petitioned site plan for an indoor entertainment facility meets the general standards as provided for in Article 14 and specific use standards set forth under Section 4.3.38.

Conditions:

1. Compliance with the provisions of the Zoning Ordinance shall be determined by the Community Development Department prior to the issuing of permits or authorization of construction of the petitioned use.
2. Removal of parking spaces within the road right of way.
3. Any music played within the facility must end by 12:00AM.
4. Should a full kitchen be installed the applicant must be subject to further review.

Support: Andrews.

Roll Call Vote: Ayes to approve: Bonnie Reno, Walt Saxton, Robert Ebmeyer, John Horvath, Bonnie Ott and William Thelen. **Nays:** None. **Absent:** Steve Andrews.

Motion carries: 6 ayes, 0 nays.

2016 Shiawassee County Master Plan Update

Thelen opened the public hearing. Preston presented a brief history of the Master Plan and its current state.

Venice Township provided a letter to the Planning Commission commenting on the state of the plan. Brian Martindale, Chairman of Venice Township Planning Commission, was also in attendance asking to clarify certain sections of the Plan.

Livingston County provided a letter to the Planning Commission commenting on the state of the plan.

Woodhull Township provided a letter to the Planning Commission commenting on the state of the plan.

Thelen called for other comments from the audience. None heard.

Motion: Ott moves to approve the 2016 Shiawassee County Master plan provided that Maps and further revisions to the plan will be presented to the Planning Commission. **Support:** Ebmeyer

Roll Call Vote: Ayes to approve: Saxton, Reno, Ebmeyer, Ott **Nays:** Horvath and Thelen
Motion carried: 4 ayes, 2 nays. **Absent:** Steve Andrews

Committee Reports:

Ordinance Revision: Preston said that the scheduled rewrite committee meeting for August 24, 2016 was canceled due to staff issues.

Future Land Use: None at this time.

Parks and Recreation: Reno reports that the committee is currently working on a draft of an updated Parks and Recreation Plan which should be circulated for comments within the next few months.

Gravel Committee: Thelen asked when further site visits would take place in 2016. Staff states new visits would be set up soon pending committee member's schedules.

Communications Received: Correspondence was received from Sean Stout, owner of the Shift Shop. The Planning Commission resolved that the section of the Zoning Ordinance determining classification of their business would be taken up by the rewrite subcommittee in September. The subcommittee's decision on language changes would guide future action taken by Mr. Stout and the Shift Shop.

Directors Comments: The Hazard Mitigation plan should be finished soon, the department is waiting on feedback from Township officials to accomplish this.

Public Comments: None at this time.

Adjournment: **Motion:** Reno moved to adjourn. **Support:** Saxton. **Motion carried:** 6 ayes, 0 nays. The public hearing adjourned at approximately 8:20 P.M.

Recording Secretary – Matthew Lafferty

Approval Signature,
Shiawassee County Planning Commission

Approval Date