

**SHIAWASSEE DECEMBER 10, 2014
PUBLIC HEARING/BOARD MINUTES**

Call to Order: Chairman Donald Dickmann called the regularly scheduled monthly public hearing of the Shiawassee County Planning Commission to order at 7:00 P.M. 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 Coruna, MI.

Roll Call: Present: Donald Dickmann, Henry W. Martin III, William Thelen, Steve Andrews, Bonnie Ott and Robert Ebmeyer. Absent: None.

Also present: Peter Preston, Community Development Director and Matt Lafferty, Community Development Department.

Excused Absences: None.

Pledge of Allegiance: Chair Dickmann 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 on November 23rd, 2014. Chair Dickmann declared the hearing as legally noticed.

Approval of the Agenda: Motion: Martin moved to approve the agenda as printed.

Support: Thelen. Motion carried: 6 ayes, 0 nays.

Approval of Board Minutes: Motion: Thelen moved to approve the November 19th, 2014 board minutes as printed. **Support:** Martin. Motion carried: 6 ayes, 0 nays.

Board of Commissioner Comments: No county Commissioners present at the time.

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

Old Business:

Special Land Use/Site Plan #PSUP14-04

Applicant/Owner – Jason Rierson, 5090 S. Durand Rd., Durand, MI.

Site Location – 5110 and 5090 S. Durand Rd., Durand, MI.

Tax Id. – 78-012-16-200-005-01 and 78-012-16-200-005-02; Section 16, Vernon Township.

Request – SUP/Site Plan for a Contractor's Business and Limited Salvage Yard within the M-1 Zoning District.

Postponed from November 19, 2014.

Martin motioned to bring PSUP14-04 to the table. Thelen supported.

Preston stated that the City of Durand had concerns about the site and that Vernon Township had submitted a letter for approval.

Preston stated that there are B-1 Districts in the area and a few A-2 Districts. With current uses it may be difficult to transition to a commercial corridor. With this site the staff had a difficult time describing the use of the site and how it is a blended use of a Recycling site and a Salvage yard. Said that it is possible to add conditions about screening, containment of materials and making the use less impactful on the City and other properties.

Martin stated that the site won't be eligible for city water and sewage.

Thelen asked what they plan to do with the gas and oil.

Applicant said they disposed of it by burning or keeping it, and stated that the entire back site is asphalt.

Thelen stated that the City didn't respond when the property was proposed for the Re-zoning. Also that the Township approves.

Andrews was concerned with the fence and gate.

Preston suggested that the Planning Commission discuss dismantling to be inside only and outside for storage.

Martin asked what the vehicle volume typically is.

Applicant said that there are usually no more than 5-10 vehicles at a time. That everything is behind the fence. The tearing of cars is inside and then immediately goes into the dumpster.

Motion: Bonnie Ott moved to approve permit #SPR14-04, Rierson, Special Land Use Permit/Final Site Plan request for a Limited Salvage/Recycling Facility to be located in Section 16 of Vernon Township (Parcel Id. #078-012-16-200-005-01 and Parcel Id. #078-012-16-200-005-02) 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 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 limited salvage/recycling facility meets the general standards as provided for in Article 14.

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 Community Development Director prior to the issuing of permits or authorization of construction of the petitioned use.

3. Additional conditions as required by the Planning Commission.
 - a. The fencing is changed to 6 feet in height and is solid in type.
 - b. No more than 10 cars to be stripped may be sitting outside at once.
 - c. There is a gate to the rear of the property.
 - d. That the Health Department approves.

Support: Steve Andrews.

Roll Call: Ayes to Approve: Don Dickmann, Steve Andrews, Bonnie Ott, Henry W. Martin III, William Thelen and Robert Ebmeyer. **Nays:** None. **Motion carried:** 6 ayes, 0 nays.

New Business:

2015 Scheduled Calendar

Motion: Thelen moved to approve the 2015 Scheduled Calendar as printed. **Support:** Ebmeyer. Motion carried 6 ayes, 0 nays.

Committee Reports:

Ordinance Revision: Chair Martin stated that the committee has not met this month.

Future Planning: Ebmeyer stated he had nothing to bring forward at this time.

Parks and Recreation: Ebmeyer said he had nothing to bring forward at this time.

Gravel Committee: Thelen replied that the committee is waiting for appointments at this time.

Communications Received: None.

Directors Comments: Preston stated that Linda Cordier is retiring at the end of the month.

Public Comments: None.

Adjournment: **Motion:** Steve Andrews moved to adjourn. **Support:** Bonnie Ott. **Motion carried:** 6 ayes, 0 nays. The public hearing adjourned at approximately 7:50 P.M.

Recording Secretary – Matthew Lafferty

Chairman,
Shiawassee County Planning Commission

Approval Date