



Meeting called by: Chairman Sevey @ 7:30 PM

Members Present: Vice-Chair Sevey requested Member Roll Call

Al Myers X Hal Babcock X Mark Hoskins X Keith Sawade X Rick Sevey X
Jon Tilburt X Joe VandenBerg X

Others present: Attorney - Leisman, Zoning Administrator – Gross, Supervisor – Ellick, Treasurer – A.J. Anielski

Pledge of Allegiance:

Approval of Minutes: Motion to accept August 24th, meeting minutes with changes: Agenda #1 – remove, (Gross) “east end portion of black top...”; Agenda #2 – change (Tilburt) “SPU in Ch. 16”; Agenda Item #3 – change (Gross) “Considered mobile up to 30 days,” and “disclosure of their occupancy count; Open Discussion – change (Gross) “...tied to Cedarfield – no approval yet.” Motion - Babcock, second – Tilburt, all Ayes, carried.

Approval of Agenda: Motion to accept Agenda as written. Motion – Myers, second – Sawade, all Ayes, carried.

Public Comment - Matters not the Subject of Public Hearing/Agenda Items: No public comment, closed.

Agenda Items to be reviewed by the Planning Commission:

Agenda Item #1: Scheduled Public Hearing: Zoning Amendment – Pet Crematoriums.

Zach Doer recognized. (Doer) Property owner is on board, wants to be in compliance; continues to be in discussion with Zoning Administrator.

PC Discussion/Questions:

- Evidence of cremations if 100' away?
- No smell/smoke?
- If issues after granted, how addressed?
- (Leisman) Issues detailed in SPU Application
- Approving amendment only at this time

Applicant Discussion/Response:

- Shouldn't be loud or evident with secondary chamber
- Afterburner should burn off odor; stack aimed to back.

Conclusion: Motion to add Pet Crematoriums as a Special Land Use in the Highway Commercial District. Motion – Hoskins, second – VandenBerg, all Ayes, carried.

Agenda Item #1: SPU – Space Source Self-Storage Facility, 4250 17 Mile

(Gross) Request for indoor storage units and open space area – permissible as right; lateral drive conditions met; mapping complies; not easily visible from road – fencing on 2 sides; other buildings on west side; home w/drive along SW corner – depending on growth shouldn't be problem; don't anticipate problem with number of parking spaces; property not yet owned by applicant – based on approval. (Leisman) Confirmed Sue Harrison trustee of owner, Doris Grannis trust.

PC Discussion/Questions:

- 9 Inside storage parking spaces? 15 spaces required but 9 could be adequate
- Security fencing? View of inside blocked?
- Type/look of construction?
- What will be stored in outdoor storage area? Length of vehicles allowed?
- Add more landscaping/buffer/screening; no vinyl slats in fencing; need tree canopy on west side
- Outdoor storage must be paved; no gravel – should be concrete or blacktop – needs to prevent fluid leaks
- More units intended for future?
- (Leisman) Total lot requirement for parking doesn't apply – building doesn't exceed square footage

- Monitoring of site activity?
- Fits in well in this location
- Wants further details on aesthetics of buildings/grounds – recommends stone/brick on front if metal building, greenery around front, and to “dress up” since main road

Applicant Discussion/Response: Chuck Hoyt, Nederveld, engineer, and Jason Sall for Space Source recognized.

- Request minimum number of parking spaces – isn’t hi-volume business; not housing office employees
- Is designed so doesn’t look like storage facility – don’t have all renderings now
- Outdoor storage for RVs, boats, utility trailers, etc.; size – must be maneuverable; only park in angled space.
- Could create screening and have landscape buffer
- Number of units indicated now is limit
- 289 square feet less than 4% of acreage; 40% max coverage allowed
- PC could view other like operations – properly run, clean, quality materials used
- Cameras monitor at all times; staff physically driving through
- Will prepare additional depictions; plan to be on next months agenda

Conclusion: Motion to table until next month and review additional renderings as submitted per our recommendations.

Motion – Sawade, second - Myers, all Ayes, carried.

Agenda Item #3: Rezone AG/RES to Commercial– Bekins/Rizqallah, 14350 Edgerton

Jerry Rizqallah, B & R Sales and Leasing recognized. (*Rizqallah*) Currently on Algoma/10 Mile, running out of space so looking to relocate; need a pole barn w/drive; leases on-site portable office trailers

PC Discussion/Questions:

- Amount/kind of traffic?
- Clarify – Commercial or Industrial?
- Weight of trailers?
- Number of trucks in/out per day? Plan to deal with congested traffic from Edgerton onto 17 Mile?
- Adjacent businesses? Other business operating here by you?
- Refurbishing trailer’s specifics?
- Reservations about request for Industrial use on property – no provision for that now. (*Leisman/Gross*) Needs amended application to rezone to HC and remove IND. – is up at applicant to determine how they want to proceed; Leasing is at right in HC; PC can’t say manufacturing okay on this site; public hearing next month would be for rezone to HC.
- Conditional rezoning good idea - allows future owners to revert to AG/RES

Applicant Discussion/Response:

- Closing existing operation – moving here
- 2 drivers, 2-3 trucks/trailers, 3 – 4 moves per day; trailers light – empty units; pulls state permits on all;
- Plan: Driveway on Edgerton; south on Edgerton to 17 Mile to X131 early morning; traffic volume not an issue near X131
- Refurbished per individual customer met by appointment; 16 employees now, plan for 20 – 25
- Parcel is 38 acres – will use 10-15; Property is corner of Edgerton/Solon; animal hospital to the south.
- Plan to operate retail, Amish building sales, - those are separate from B & R Leasing.
- No objection to conditional rezone; purchasing property dependent on approval; will consider other property and resubmit as needed.

Conclusion: Motion to consider rezoning if applicant amends petition to remove Industrial request and references HC to clarify.

Motion – Tilburt, second – Sawade, all Ayes, carried. Attorney to prepare Public Hearing notice for October 26th.

Unfinished Business: Short-term Rental – NO ACTION – WAS PREVIOUSLY TABLED UNTIL JANUARY 2023

PC Comment:

- Airbnb has more restrictions that we do re: add’l vehicles, parties, evictions
- Okay as long as enforced/policed well
- Better to deal with locally instead of township-wide.
- If not allowing now, should we consider now?
- State is working on it – may be settled by January

Open Discussion for Issues not on Agenda:

1. *Correspondence distributed:* MTA Planning/Zoning Webinar now available – date(s) to be determined and sent.
2. *Planning Commission Members:* (Gross) Re: Creative Tech – looking at changing drive, may/may not need to come to PC. Re: Stonefield/CS Retail Mgmt – returning to ZBA with variance request on revised plan; if approved in any way will come back to PC to approve/disapprove concept; still don't own the property.
(Sevey) Attended meeting re: TDR, Transfer of Development Rights, allowing a land owner to sell its development rights to a land developer for a different location; had several questions, e.g., tax implications, received few answers.

Report of Township Board Representative: (Hoskins) N/A

Report of Board of Appeals Representative: (Tilburt) N/A

Report of Zoning Administrator: (Gross) Noted above.

Additional Public Comment:

- ⁽¹⁾Koehn) HOA Rep for Vista View: Holton's LP Gas taken over by Amerigas – rising prices; has opportunity for natural gas with DTE; hoping to get everyone connected in 4 years; is considering applying to PC for temp site plan change until lines in, then homeowner choice; asking for PC feedback to prepare.

PC Discussion/Questions:

- Would need HOA approval
- When available?
- Cost?
- Sounds like good idea
- Have we done this before?

Response:

- Slated for June-August, 2023. 2 lawsuits now allow us to circumvent
- \$3,375/household hook-up; \$1,600 to bury "pig."
- (Leisman) Cannot comment – Mika Myers representation conflict of interest
- (Ellick) Natural gas great idea for all developments; buried tanks now – good to get rid of "pig."
- (Gross) Not done before; will review their resolution; direction depends on application

(Doer) Can mine (Pet Crematorium) be addressed at next staff meeting? Next Board meeting?

Response:

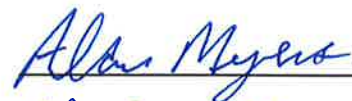
- (Ellick/Hoskins) No
- (Gross) After Board approves ordinance amendment next step is how it fits into Zoning; request needs to be by property owner.

(Ellick/Gross) CS Post is out; every public hearing now needs different publication; determining what works best.

Sevey: Motion to adjourn: Motion - VandenBerg, second - Myers, all Ayes, carried.

Meeting Adjourned: 9:54 PM.

Next Scheduled Meeting: Wednesday, October 26, 2022

 Secretary
10-26-22 - Date

