

Township of **Metamora****Jennie Dagher**

Clerk

Form M-1-PT

The Regis Press, Inc., Flint, Michigan

Chairman Machak called the Metamora Township Planning Commission regular meeting to order at 7:00 p.m. at the Metamora Township Hall, 730 W. Dryden Road, Metamora, Michigan, with the Pledge of Allegiance.

**Present:** Chairman Timothy Machak, Secretary George Nash, Members Ann Derderian, Kenneth Fenbert and Roger Hamilton

**Absent:** Vice-Chair Lance Gould and Member Phil Bellinger

**Also Present:** Township Planner Doug Piggott, Zoning and Planning Coordinator Bud Fackler, Connie VanLangenhoven, Jill Whitfield, Eugene Kiajniak

#### Approval of Agenda

Chairman Machak noted the first item is approval of the agenda. **Motion by Member Derderian, support by Member Fenbert, to approve the agenda as presented. Motion carried, all voting aye.**

#### Approval of Meeting Minutes

Chairman Machak noted there were meeting minutes for approval from July 10, 2013. **Motion by Member Derderian, support by Member Fenbert, to approve the minutes of the regular meeting of July 10, 2013, the July 10, 2013 Public Hearing on the application of Steve and Shelley Hall, and the July 10, 2013 Public Hearing on the proposed amendments to the Master Plan, as presented. Motion carried, all voting aye.**

#### Public Comments (on items not on the Agenda)

None

#### New Business

##### **A. Review of Township Private Road Ordinance.**

Planner Piggott discussed his review of the Township's existing private road ordinance. Planning Coordinator Fackler added that this discussion of reviewing the private road ordinance started because of Hickory Lane (off of Brocker Road) where individuals were interested in purchasing parcels but decided against it when they discovered they had to bring the road up to private road ordinance standards. Board discussion. It was decided that (1) Mr. Fackler will notify the property owner of these parcels on Hickory Lane of the variance option in the ordinance; (2) Mr. Fackler will request that the Township Assessor inventory all parcels that have access on private roads; and (3) Mr. Piggott will revise his 8/8/13 Memo regarding the private road ordinance and address it to the Township Board.

#### Unfinished Business

##### **A. Special Land Use approval of permit for 1598 Hendrie - Hall.**

The Steve and Shelley Hall special land use draft permit prepared by Planner Piggott was reviewed by the Board and discussed. **Motion by Member Derderian, support by Member Fenbert, to approve the draft of the special land use permit for Steve and Shelley Hall with the following change: That conditions number 1 through 4 in the motion of the July 10, 2013 Planning Commission minutes be substituted for conditions number 1**

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through 4 in the draft permit. Motion carried, all voting aye.

**B. Further discussion on amending and updating Metamora Township Planning Commission By-Laws.**

Planner Piggott reviewed possible changes to the Planning Commission By-Laws with respect to the provision in the Michigan Planning Enabling Act regarding conflicts of interest by planning commission members. Board discussion. Planner Piggott will draft preliminary language.

**Communications and/or Committee Report**

None.

**Matters for Discussion from the Commission Members**

None.

**Township Planner Report - Doug Piggott/Rowe Professional Services Company**

Elba Township sent notice of their proposed master plan for comments.

**Township Planning Coordinator Report - Bud Fackler**

Planning Coordinator Fackler relayed that Cory Mabery of Davis Land Surveying has plans for the old Haileys Meadows (now Merritt Lake Estates) which the Board will receive for review as a new set of plans. Mr. Fackler further relayed with regard to the Larry Payne property at the end of Pebble Creek, that Mr. Payne died and the property is now up for sale. In addition to the two homes on this 9 acre residential parcel, it includes a 7,200 square foot storage building and Mr. Fackler has been receiving calls from prospective buyers on possible uses for this building.

**At 8:15 p.m., a Motion was made by Member Derderian, supported by Member Nash, to adjourn. Motion carried, all voting aye.**

Respectfully submitted,  
Darlene Wise, Recording Secretary

cc: All Board Members  
Persons requesting same

  
George Nash  
Planning Commission Secretary