

Chairman Nash 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.

**Members Present:** George Nash, Lance Gould, Phil Bellinger, Ann Derderian, Kevin Knisely, Dan Miller and Roger Hamilton

**Members Absent:** None

**Also Present:** Township Planner Doug Piggott, Matt VanScem of AAOM, David Scrimger of Overland Engineering, Art Fantin, Harold Crosswell, and Marci Kinkade.

The Pledge of Allegiance was recited.

#### Approval of Agenda

**Motion by Member Derderian, support by Member Bellinger, to approve the agenda as presented. Motion carried, all ayes.**

#### Approval of Meeting Minutes

Chairman Nash noted there were meeting minutes for approval from the January 13, 2016 public hearing and regular meeting and also the January 11, 2016 special meeting. **Motion by Member Derderian, support by Member Bellinger, to approve the minutes of the January 13, 2016 public hearing and regular meeting and also the January 11, 2016 special meeting, as presented. All ayes, no absent. Motion carried.**

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

None.

#### New Business

##### **A. Analysis of Site Plan Review Application received from Imperial Development Company, LLC, for commercial retail; tax parcel #44-015-017-009-11.**

The application is for a Dollar General store to be located on the west side of M-24 approximately .42 miles south of Dryden Road. Planner Piggott stated that yesterday he received a revised site plan via email. He distributed same to the Board. Mr. Piggott went over the revised site plan and the Site Plan Checklist advising the Board what new information has been provided and what is still needed. Retail sales is a permitted use in the B-2 district but Mr. Piggott pointed out that clarification is needed as to the depth of the site as the rear portion is zoned A-1. Member Bellinger stated the depth of the commercial property in that area is 435 feet. There was discussion among board members regarding traffic and setbacks and road right-of-way concerning the M-24 widening. Mr. David Scrimger from Overland Engineering was present on behalf of the applicant and stated they have contacted MDOT and MDOT recommends a left turn lane for northbound traffic and a taper for the driveway for southbound traffic. The board discussed requiring a community impact statement pursuant to Section 1533 of the Zoning Ordinance and decided it was appropriate to require it. Member Bellinger indicated he owns property directly to the north of the subject property and water run-off was discussed. Mr. Piggott will contact the township engineer regarding drainage. Mr. Scrimger to provide remaining information needed.

**Unfinished Business****A. Special Use Permit Language Approval - Guy Reith, 4079 S. Lapeer Road.**

The Board approved the special land use last month for an indoor pet boarding facility requested by Guy Reith. A Special Land Use Permit was subsequently drafted by the planner. The Board reviewed and discussed the permit. Chairman Nash read aloud a letter received by the Township on January 19, 2016 from Dr. Richard Bell of Bell Veterinary Clinic stating the clinic would allow 2 parking spaces to be utilized by Metamora Hills Pet Resort. **Motion by Member Derderian, support by Member Bellinger, to issue the Special Land Use Permit for 4079 S. Lapeer Road, B-2 general business district, with findings of fact in compliance with Section 1425, and with the correction on #2 of "Conditions" that there will be 2 parking spaces rather than 3 as written. All ayes, no absent. Motion carried.** Mr. Piggott will make the revision and send the permit to the Township for signing.

**Communications and/or Committee Report**

Chairman Nash noted the January 28, 2016 letter received from Attica Township regarding updating their master plan.

**Matters for Discussion from the Commission Members**

Nothing at this time.

**Township Planner Report - ROWE Professional Services Company**

Planner Piggott stated he is in the process of scheduling a meeting with the township attorneys regarding the Levy request and will provide more information to the Board at the next meeting.

**Township Planning Coordinator Report**

None.

**At 7:50 p.m., a Motion was made by Member Derderian, support by Member Bellinger, to adjourn. Motion carried, all voting aye.**

Respectfully submitted,  
Darlene Wise, Recording Secretary

cc: All Board Members  
Persons requesting same

  
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Roger Hamilton  
Planning Commission Secretary

