

MINUTES OF Planning Commission Public Hearing-AmonHELD August 10, 2016 20Township of Metamora Jennie Dagher

Clerk

Form M-1-PT

The Reg's Press, Inc., Flint, Michigan

Chairman Nash called the Metamora Township Planning Commission Public Hearing to order at 7:04 p.m. at the Metamora Township Hall, 730 W. Dryden Road, Metamora, Michigan.

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

Members Absent: Roger Hamilton

Also Present: Township Planner Doug Piggott, Township Planning Coordinator Jill Bristow, Steven Visconti, Dale Sawyer, David Amon, Lannette Amon, Harold Crosswell, Garre Crosswell.

The pledge of allegiance was recited.

Chairman Nash announced that this is a public hearing on the application of David and Lannette Amon for special land use approval under Section 1436 for a commercial boarding stable at 2578 E. Sutton. The property in question is zoned A-2 Agricultural and is Parcel No. 44-015-017-007-00. Planner Piggott started his review by saying that this is somewhat of an unusual situation because riding stables are a use which have some protection under the Michigan Right to Farm Act. Mr. Piggott contacted Township Attorney Nolan who submitted an opinion which Mr. Piggott summarized by stating that the Township does not have the authority to deny the request but does have the right to require the applicant to submit a request for a special land use, and the Township can impose minimal conditions so long as they do not conflict with the Generally Accepted Agricultural Management Practices (GAAMPs) or any specific requirements of the Right to Farm Act (RTFA). Mr. Piggott then reviewed his August 3, 2016 analysis.

Member Derderian asked the planner about manure regulations and Mr. Piggott indicated that an applicant can apply to the Michigan Department of Agriculture & Rural Development and submit a Manure Management Plan and the state will review it and determine whether or not it is consistent with the GAAMPs and if it is they will notify the applicant and the township as well.

Chairman Nash acknowledged the applicants in the audience for their comment. David and Lannette Amon stated they have two parcels of property totaling 17 acres and the boarding stable is on their 11½ acre parcel. They average about 15 horses of which half are their own and the other half are boarded horses. They stated they currently have 8 to 15 parking spots and the parking area is gravel/grass. Mr. Amon stated he spreads the manure rather than stockpiling it and further that they do not store horse trailers. They have been conducting this boarding stable business for 17 years. Board discussion.

Planner Piggott reviewed the parking regulations which is one parking space per boarded horse so they would need 7 or 8 parking spaces. Planner Piggott further stated that it is storage, not application, of the manure that has to be 250 feet from a property line but also that it cannot be a nuisance.

Chairman Nash asked if anyone in the audience had any comment. Steven Visconti of 2608 E. Sutton Road stated he is directly east of the subject property where he operates a pet boarding facility. He stated that manure smell is not a nuisance at his place and that he has no objection to the request of the Amons. Mr. Visconti had previously submitted a letter dated July 27, 2016 in response to the Notice of Public Hearing and there was a brief discussion regarding a conflict between these two neighbors involving barking dogs.

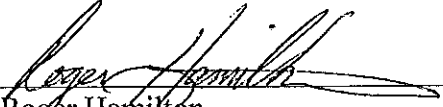
There was no further written correspondence in response to the Notice of Public Hearing.

Chairman Nash asked if there were any further comments on this application and there were none.

At 7:25 p.m., Chairman Nash closed the public hearing.

Respectfully submitted,
Darlene Wise, Recording Secretary

cc: All Board Members
Persons Requesting Same


Roger Hamilton
Planning Commission Secretary

Chairman Nash called the Metamora Township Planning Commission regular meeting to order at 7:25 p.m. at the Metamora Township Hall, 730 W. Dryden Road, Metamora, Michigan.

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

Members Absent: Roger Hamilton

Also Present: Township Planner Doug Piggott, Township Planning Coordinator Jill Bristow, Steven Visconti, Dale Sawyer, David Amon, Lannette Amon, Harold Crosswell, Garre Crosswell.

Approval of Agenda

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

Approval of Meeting Minutes

Chairman Nash noted there were meeting minutes for approval from May 11, 2016. **Motion by Member Derderian, support by Member Miller, to approve the minutes of the May 11, 2016 public hearing on zoning ordinance amendments and the regular meeting of May 11, 2016, as presented. All ayes, one absent. Motion carried.**

Public Comments (on items not on the Agenda)

None.

New Business

Planner Piggott introduced the Township's new Planning Coordinator, Jill Bristow, and she was welcomed by the Board. Ms. Bristow stated she works in Dryden Township and Oregon Township also.

A. Decision of Public Hearing on proposed special land use approval submitted by David & Lannette Amon, 2578 E. Sutton Road, for a Special Land Use under Section 1436, Commercial Boarding Stable.

Brief Board discussion with applicants and Planner. **Motion by Member Knisely, support by Member Bellinger, to approve the special land use request by David and Lannette Amon for a commercial boarding stable under Section 1436 of the Zoning Ordinance, located at 2578 E. Sutton Road with the following conditions: 1) That the site plan be modified to identify parking spaces to verify compliance with the ordinance, and 2) That it be noted on the site plan identifying the location where manure is stored and it's setback to the lot line, or a note on the site plan indicating that the manure is not stored but directly applied to the land.**

ROLL CALL VOTE:

Ayes: Bellinger, Derderian, Gould, Miller, Nash, Knisely

Nays: None

Abstain: None

Absent: Hamilton

Motion carried.

Planner Piggott stated he would prepare the Special Land Use Permit document and requested that the applicants have the corrected site plan in to the township before the next Planning Commission meeting.

Unfinished Business

None.

Communications and/or Committee Report

Member Derderian reported to the Board that the matter involving the Levy Company is now in litigation.

Matters for Discussion from the Commission Members

Nothing at this time.

Township Planner Report - ROWE Professional Services Company

Planner Piggott relayed to the Board that he had passed out to them a draft of an application form for the first part of the two-part gravel mining review process. This is for the Township Board's approval consideration and for the Planning Commission's information only.


Township Planning Coordinator Report

Nothing at this time.

At 7:42 p.m., a Motion was made by Member Derderian, support by Member Miller, to adjourn. Motion carried, all voting aye.

Respectfully submitted,
Darlene Wise, Recording Secretary

cc: All Board Members
Persons requesting same



Roger Hamilton
Planning Commission Secretary

Metamora Township Planning Commission
Sign In Sheet

Please Print

Date: 8-10-16

Name	Company	Address
Steven Visconti		2608 E. Sutton Rd
DALE W. SNYDER	LEVY	51445 W. Zante
DAVID AMAN		2578 E. Sutton Rd
Lanette Aman	Winward Oaks Farm	2578 E. Sutton
HAROLD ROSWELL	3786	³⁷⁸⁶ 37 WINDING PINE DR.
GARRETT CROSWELL		3786 WINDING PINE DR.

METAMORA TOWNSHIP
PLANNING COMMISSION AGENDA
10 AUGUST 2016 7:00 PM
METAMORA TOWNSHIP HALL

Pledge of Allegiance

Roll Call

Hearings:

A: Public Hearing on proposed special land use approval submitted by David & Lannette Amon, 2578 E. Sutton Road, Metamora for a Special Land Use under Section 1436 Commercial Boarding Stable.

Approval of Agenda

Approval of Minutes

Public Comments (on items not scheduled on this agenda)

New Business: Doug Piggott to introduce Jill Bristow as Metamora Township Planning Coordinator.

A: Decision of Public Hearing on proposed special land use approval submitted by David & Lannette Amon, 2578 E. Sutton Road, Metamora for a Special Land Use under Section 1436 Commercial Boarding Stable.

Unfinished Business:

Communications and / or committee report

Matters for discussion from the commission members

Township Planners Report – Doug Piggott/Rowe Professional Services

Township Planning Coordinator Report – Jill Bristow

Adjournment

**NOTICE OF PUBLIC HEARING
METAMORA TOWNSHIP PLANNING COMMISSION
Special Land Use Approval**

Notice is hereby given that the Metamora Township Planning Commission will hold a public hearing on Wednesday, August 10, 2016, beginning at 7:00 pm, at the Metamora Township Hall, 730 West Dryden Road, Metamora, MI 48455. The purpose of the hearing is to receive public comments on a request submitted by David & Lannette Amon, 2578 E. Sutton Road, Metamora, for Special Land Use Approval of a commercial boarding stable under Section 1436 of the Metamora Township Zoning Ordinance.

The property in question is located at 2578 E. Sutton Road, Metamora, MI
Zoned A2 Parcel 44-015-017-007-00

A complete copy of the application materials may be examined at the office of the Township Clerk Monday through Thursday except holidays during regular Township business hours prior to the hearing. Written comments on the application may be sent to the Planning Commission at the Township Hall address above. Oral comments will be taken during the hearing.

Metamora Township will provide necessary reasonable auxiliary aids and services, such as signer for the hearing impaired and audio tapes of printed materials being considered at the meeting, to individuals with disabilities upon 7 day notice. Individuals with disabilities requiring auxiliary aids or services should contact the Metamora Township Clerk by writing or calling the following.

Metamora Township
Jennie Dagher, Clerk
730 W. Dryden Road
Metamora, MI 48455
810.678.2237

This notice is published pursuant to the requirements of Michigan Public Act 110 of 2006, as amended.

Jennie Dagher, Clerk Township of Metamora

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