

MINUTES OF Planning Commission Meeting
HELD May 13, 2015 20

Township of Metamora Clerk Jennie Dagher

Form M-1-PT

The Regle Press, Inc., Flint, Michigan

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, Roger Hamilton, Kevin Knisely and Dan Miller

Members Absent: None

Also Present: Township Planner Scott Kree, Township Planning Coordinator Bud Fackler, Stuart Fields, Larry and Pat Myers, Dave Eady, Joe Tunac, Corrie Tunac, Larry Gilling, Ray Van Tine, Helga Kirkey, Patricia Lucas, Ryan Doyle of the Lapeer County Road Commission, Dave Best, Jim Greer and Bruce Katzmark

The Pledge of Allegiance was recited.
Chairman Nash introduced new Board Member Dan Miller.

Approval of Agenda

Motion by Member Derderian, support by Member Hamilton, 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 April 8, 2015. **Motion by Member Derderian, support by Member Hamilton, to approve the minutes of the regular meeting of April 8, 2015, as presented. Motion carried, all voting aye.**

Public Comments (on items not on the Agenda)

Stuart Fields of 3593 Timber Ridge Drive was present on behalf of Ashley Estates Homeowners Association and informed the Board that they have a 2006 consent judgment against Mr. Loudermilk of Hailee's Meadows (now Merritt Lake Estates). His concern is that the walking trail and common area are incorporated in any new plans. Mr. Fackler relayed that this has been discussed with the Township Attorney who has advised the Township that this is a civil matter between the parties and not a matter for the Township.

New Business

A. Review Weight Limit Restriction for Merritt Lake Drive.

Mr. Fackler explained to the Board that Mr. Van Tine wants to tear up the two private roads in Merritt Lake Estates Condominium Development and replace them with 4 inches of asphalt; that there is currently a 15 ton weight limit on Merritt Lake Drive which Mr. Van Tine would like lifted; and that Mr. Van Tine agreed to bond Merritt Lake Drive and repair any damages that may occur to Merritt Lake Drive. Discussion was held. Dave Eady of 3648 Merritt Lake Drive was present on behalf of Merritt Lake Subdivision Association and spoke in opposition to removing the weight limit restrictions. Mr. Stuart Fields, Mr. Eady and Mr. Bruce Katzmark of 3597 Merritt Lake Drive stated they are opposed to the agricultural fence erected by Mr. Van Tine. Chairman Nash then returned to the issue before this Board being the weight limit restriction. Mr. Fackler stressed the fact that this subdivision has been approved by the Township so it needs to be finished and that he would act as an intermediary between Mr.

Van Tine and the neighbors to assist in the matter. Member Derderian received confirmation that the Township Engineer (Rowe) would be in charge of inspections during this process. Board discussion regarding bond. **Motion by Member Derderian, support by Member Bellinger, that the Planning Commission recommend to the Township Board to review the weight limit restrictions for Merritt Lake Drive and put a cash bond of a figure to be determined by the Township Board for Merritt Lake Subdivision and any damage and repair of Merritt Lake Drive in this process.**

ROLL CALL VOTE: Bellinger, aye; Derderian, aye; Gould, aye; Hamilton, aye; Nash, aye; Knisely, aye; Miller, aye. Motion carried 7-0.

B. Review Possible Rezoning.

Mr. Fackler advised that Board that the Township has had several requests for light industrial zoning. Planner Kree reviewed with the Board his May 6, 2015 Memorandum addressing this issue and specifically the property on the east side of M-24 north of Brocker Road (zoned A-1) and also six parcels on the east side of M-24 north of Dryden Road from Roadside Antiques north to property adjacent to Pratt Road (zoned B-2). Board discussion and viewing of current zoning map and master plan map.

**C. Josefino & Corrie Tunac - Owners of Property at 4909 S. Lapeer Road
Zoned A-1; Possible Future Business.**

Patricia Crawford Lucas of Lapeer Development Corporation was present and introduced the Board to Dr. Tunic who purchased property at 4909 S. Lapeer Road (the Gilling Nursery property on east side of M-24 north of Brocker Road). Dr. Tunic indicated he is involved with developing medicine for vascular disease and would like to build a pharmaceutical facility at this location. Members Derderian and Gould reiterated the concern with traffic and site distance issues at this location. Board discussion. It was the Board's decision to reject the proposal for this use at 4909 S. Lapeer Road determining that it would be spot zoning. The Board was open to considering rezoning other property within the township for Light Manufacturing (M-1) zoning.

Motion by Member Derderian, support by Member Knisely, to address at the next meeting the rezoning issue from the Roadside Attraction building on the east side of M-24 north to property adjacent to Pratt Road. Motion carried 7-0.

Unfinished Business

None.

Communications and/or Committee Report

Nothing at this time.

Matters for Discussion from the Commission Members

Nothing at this time.

Township Planner Report - ROWE Professional Services Company

Nothing further.

Township Planning Coordinator Report - Bud Fackler

Nothing further.

At 8:08 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