

Chairman Nash called the Metamora Township Planning Commission regular meeting to order at 7:11 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, Roger Hamilton and Lance Gould

Members Absent: None

Also Present: Township Planner Scott Kree, Katherine Lundy, Larry Gilling, Mark Lundy, Richard Best, Carolyn Woodley

Approval of Agenda

Motion by Member Derderian, support by Member Bellinger, 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 August 12, 2015. **Motion by Member Knisely, support by Member Bellinger, to approve the minutes of the regular meeting of August 12, 2015, as presented. All ayes, no absent. Motion carried.**

Public Comments (on items not on the Agenda)

None.

New Business

A. Decision of Public Hearing on proposed text amendments to Article 11, Section 1102 - Special Land Uses for the General Business District, B-2, to allow, with approval of a Special Land Use Permit, light manufacturing uses for B-2 zoned property.

Board discussion. Board decision to make the following two changes to the text of the draft zoning amendment: (1) Add the word "excluding" before the words "sewage treatment and disposal plants" in paragraph M.9. and putting that phrase in parenthesis, and (2) Add the words "and salvage yards" at the end of paragraph M.11.

Motion by Member Derderian, support by Member Hamilton, to recommend approval of the text amendments to Article 11, Section 1102, Special Land Uses for General Business District B-2 to allow with approval of a special land use permit light manufacturing uses for B-2 zoned property with the suggested modifications.

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

Planner Kree to get revised draft to Planning Board before the Township Board meeting on Monday, September 14, for the Planning Commission members to view the changes to the text.

Unfinished Business

None.

Communications and/or Committee Report

None.

Matters for Discussion from the Commission Members

Member Bellinger inquired about a new zoning administrator and Member Nash relayed that Supervisor Best is working on a replacement.

Township Planner Report - ROWE Professional Services Company

Nothing further.

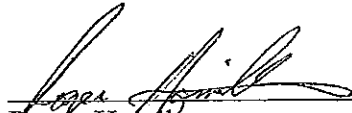
Township Planning Coordinator Report

None.

At 7:33 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



Roger Hamilton
Planning Commission Secretary

Chairman Nash called the Metamora Township Planning Commission Public Hearing to order at 7:00 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, Roger Hamilton and Lance Gould

Members Absent: None

Also Present: Township Planner Scott Kree, Katherine Lundy, Larry Gilling, Mark Lundy, Richard Best, Carolyn Woodley

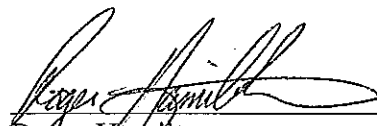
The pledge of allegiance was recited. There was a moment of silence to honor Planning Coordinator Bud Fackler who recently passed away.

Chairman Nash announced that this is a public hearing for purposes of receiving comments on a proposed text amendment to Article 11, Section 1102, Special Land Uses for the General Business District B-2, to allow with approval of a special land use permit light manufacturing uses for B-2 zoned property. Planner Kree presented large display boards containing the proposed text and the zoning map and future land use map for viewing and explained the proposed zoning amendment. Planner Kree stated the proposed amendment was precipitated by the township receiving a couple of requests for potential uses that would fall under the light manufacturing (M-1) zoning district and the amendment would be another option for potential business owners in the B-2 zoning district. Chairman Nash asked for public comments. Richard Best from the audience confirmed that the Board would have some control over a request because of the special land use permit. After a brief discussion Chairman Nash asked for any further comments or questions from the public and there were none. Chairman Nash indicated there were no written comments received in response to the Notice of Public Hearing.

At 7:11 p.m., Motion by Member Derderian, support by Member Hamilton, to close the public hearing on the proposed text amendments to Article 11, Section 1102. All ayes, no absent. Motion carried.

Respectfully submitted,
Darlene Wise, Recording Secretary

cc: All Board Members
Persons Requesting Same



Roger Hamilton
Planning Commission Secretary