

Chairman Machak called the Metamora Township Planning Commission regular meeting to order at 7:04 p.m. at the Metamora Township Hall, 730 W. Dryden Road, Metamora, Michigan, with the Pledge of Allegiance.

Members Present: Timothy Machak, George Nash, Kenneth Fenbert, Phil Bellinger and Roger Hamilton

Members Absent: Lance Gould and Ann Derderian

Also Present: Township Planning Coordinator Bud Fackler, Township Engineer Mike Carpenter, Richard Bell, Ray Van Tine, Helga Kirkey, Sue Roberts, Attorney Tim Denney, Cory Mabery (Davis Land Surveying & Engineering), Mark Johnson (MRJ Sign Co.)

Approval of Agenda

Chairman Machak noted the first item is approval of the agenda requesting a change under New Business to move item "C" regarding the permanent sign application to item "A" and re-lettering accordingly. **Motion by Member Bellinger, support by Member Fenbert, to approve the agenda as revised. Motion carried, all voting aye.**

Approval of Meeting Minutes

Chairman Machak noted there were meeting minutes for approval from April 9, 2014. **Motion by Member Nash, support by Member Bellinger, to approve the minutes of the regular meeting of April 9, 2014, as presented. All ayes, two absent. Motion carried.**

Public Comments (on items not on the Agenda)

None.

New Business

A. Permanent Sign Application from MRJ Sign Company LLC - Advantage Animal Care of Lapeer PLC, 4067 S. Lapeer Road (Richard A. Bell).

Board reviewed Township Planner Piggott's May 8, 2014 report. Planning Coordinator Fackler indicated this was a proposal to replace the existing sign with a new sign using the same footprint as the existing sign and verified that the sign is located outside of the right-of-way. Board discussion. **Motion by Member Fenbert, support by Member Nash, to approve the permanent sign application submitted by MRJ Sign Company LLC for Bell Veterinary Clinic at 4067 S. Lapeer Road. All ayes, two absent. Motion carried.**

B. Condominium Document Approval of Merritt Lake Estates Condominium Development subject to approval of Master Deed and Bylaws of Metamora Township Attorney.

Board reviewed May 8, 2014 Memo from Planner Piggott & Engineer Carpenter and an opinion letter dated May 14, 2014 from Township Attorney Michael Nolan. Discussion was held. **Motion by Member Nash, support by Member Hamilton, to approve the Master Deed and Bylaws for Merritt Lake Estates Condominium Development. All ayes, two absent. Motion carried.**

C. Final Condominium Subdivision Plan Approval of Merritt Lake Estates Condominium Development.

Planning Coordinator Fackler addressed the Board regarding the bond issue. Discussion was held. Mr. Van Tine indicated the bond would be a cash bond. **Motion by Member Nash, support by Member Fenbert, to approve the Final Condominium Subdivision Plan of Merritt Lake Estates Condominium Development conditioned upon the posting of a \$75,000 cash bond deposited with the Metamora Township Treasurer to repair and complete the roads. All ayes, two absent. Motion carried.**

Unfinished Business

None.

Communications and/or Committee Report

Member Nash requested an update regarding the stockpiling of manure issue previously discussed and Mr. Fackler relayed that the Department of Agriculture is coming out in June to inspect. Member Bellinger requested information on the new Department of Agriculture rules regarding residential farming and Mr. Fackler gave an update.

Matters for Discussion from the Commission Members

None.

Township Planner Report - Doug Piggott/Rowe Professional Services Company

None.

Township Planning Coordinator Report - Bud Fackler

Nothing further.

At 7:45 p.m., a Motion was made by Member Fenbert, support by Member Bellinger, 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