

Chairman Nash called the Metamora Township Planning Commission regular meeting to order at 7:01 p.m. at the Metamora Township Hall, 730 W. Dryden Road, Metamora, Michigan.

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

Members Absent: Phil Bellinger

Also Present: Township Planner Doug Piggott, Township Planning Coordinator Jill Bristow, Township Engineer Mike Carpenter, and Matt VanSlembrouck of Levy.

Approval of Agenda

Motion by Member Derderian, support by Member Knisely, 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 10, 2016 and further noted there were no meetings for September, October or November for lack of agenda items. **Motion by Member Derderian, support by Member Hamilton, to approve the minutes of the August 10, 2016 public hearing on the Amon application and the regular meeting of August 10, 2016, as presented. All ayes, one absent. Motion carried.**

Public Comments (on items not on the Agenda)

None.

New Business

A. Annual Meeting - Election of Officers.

Brief discussion. **Motion by Member Derderian, support by Member Miller, to suspend nominations and re-elect the current officers: Chairman George Nash, Vice Chairman Lance Gould, and Secretary Roger Hamilton. All ayes, one absent. Motion carried.**

B. 2016 Annual Report. Planner Piggott discussed the draft 2016 Annual Report containing the issues that were reviewed in 2016 and the goals for 2017. Planner Piggott proposed having a refresher training session for the Planning Commission, the Township Board and the ZBA which ROWE has done for other municipalities. Board discussion. The training session could be planned as a joint meeting either before or after a regular meeting or as a separate meeting. The Board agreed to place the training session on the list of goals for 2017. Discussion on other possible goals for 2017 will be continued at the next meeting.

Chairman Nash asked for an update from Planner Piggott on the Dollar General store. Planner Piggott relayed that the site plan has been revised to comply with all of the conditions of the Planning Commission and enumerated those conditions. Chairman Nash asked about MDOT's requirements for a turning lane and the consensus was that it would be constructed when weather conditions permit.

C. Biennial Application - Renewal for Ribble Road Pit. Lapeer County Road Commission for Permit Period of 1-1-17 through 12-31-18.

In his December 8, 2016 Memo to the Planning Commission, Planner Piggott provided the Board with Mr. Carpenter's September 27, 2016 correspondence to Supervisor Best including the road commission application for the soil removal permit for the Ribble Road Pit. Mike Carpenter then relayed his findings to the Board. Board discussion. **Motion by Member Knisely, support by Member Derderian, to recommend to the Township Board to approve the biennial soil removal application permit for the Ribble Road Pit indicating effective date of 1-1-17 to 12-31-18 and be made retroactive if final approval is after 1-1-17. All ayes, one absent. Motion carried.**

Unfinished Business:

A. Amon Special Land Use Language for Approval.

Planner Piggott stated the Board had approved the Amon request for a special land use permit for a commercial boarding stable at the August meeting. The formal permit containing the findings of fact and conditions imposed drafted by Planner Piggott was discussed briefly. **Motion by Member Derderian, support by Member Knisely, to approve the Amon Special Land Use Permit as drafted and authorize the Planning Commission Chairman to sign the permit. All ayes, one absent. Motion carried.**

Communications and/or Committee Report

Chairman Nash noted that the Planning Commission Board had received the Metamora Village Master Plan August 2, 2016 update for review. It was also noted that the Board had received the list of 2017 regular board meeting dates for the Township Board, Planning Commission and Board of Appeals.

Chairman Nash stated he went to the site of Agnew Victory Custom Trailers on August 17th and Mr. Agnew was in compliance at that time. Ms. Bristow then stated Gerry Edwards is currently dealing with him about the placement of the vehicles being too far out.

Matters for Discussion from the Commission Members

Nothing at this time.

Township Planner Report - ROWE Professional Services Company

Planner Piggott discussed with the Board recent laws dealing with the licensing of certain medical marijuana facilities. He stated the law allows communities to exclude them and an applicant cannot submit to the state for a license until December 15, 2017 so the Township has time to consider if they want to allow them. ROWE's recommendation is to not make a decision at this time because the Department of Licensing and Regulation will be drafting rules and those rules should be understood before making a decision.

Township Planning Coordinator Report

Nothing further.

HELD **December 14, 2016**
Metamora

20
Jennie Dagher

Township of

Clerk


Form M-1-PT

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At 7:47 p.m., a Motion was made by Member Derderian, support by Member Knisely, 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

12

12

