

MINUTES OF Planning Commission Meeting

HELD April 12, 2017 ²⁰
Metamora Jennie Dagher

Township of

Clerk

Form M-1-PT

The Regis 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, with the Pledge of Allegiance.

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, John Phelan of Thompson-Phelan Group, Kristie Waldorf of Lakestone Bank, and Jarod Sawyer, videographer for Levy.

Approval of Agenda

008-17

Motion by Member Derderian, support by Member Miller, to approve the agenda as presented. All ayes, one absent. **Motion carried.**

Approval of Meeting Minutes

Chairman Nash noted there were meeting minutes for approval from January 11, 2017 and further noted there were no meetings for February or March for lack of agenda items.

009-17

Motion by Member Derderian, support by Member Knisely, to approve the minutes of the January 11, 2017 regular meeting as presented. All ayes, one absent. **Motion carried.**

Public Comments (on items not on the Agenda)

None.

New Business

A. Sign Permit Application - Thompsom-Phelan Group-Lakestone Bank & Trust.

Planner Piggott reviewed his 4/5/17 Memo to the Board and the checklist regarding the application for a sign permit at Lakestone Bank & Trust located at 3414 S. Lapeer Road stating that the applicant met all the requirements of the ordinance. John Phelan then addressed the Board indicating that they will be using the existing foundation for the new sign and the new sign will be approximately half the size of the existing sign to coordinate with the new signs at the other 14 Lakestone Bank locations. Brief Board discussion.

010-17

Motion by Member Knisely, support by Member Derderian, to approve the sign permit for Lakestone Bank & Trust at 3414 S. Lapeer Road based on compliance with Section 1522 of the Zoning Ordinance. All ayes, one absent. **Motion carried.**

Unfinished Business:

A. Annual Report 2016.

The 2016 annual report was approved at the last meeting.

B. Outdoor Sales Issues.

Planner Piggott reviewed his 2/27/17 Memo regarding the provisions of the ordinance relating to outdoor sales and outdoor sales lots, and in response to the Board's previous request for the planner to look into the zoning compliance problem at Victory Custom Trailers. There was extensive Board discussion regarding the Victory Custom Trailers display area now being expanded to encompass the entire lawn area in front of the building and that any display area should be hard surfaced as opposed to asphalt millings. Planner Piggott stated he would investigate the site, speak to Gerry Edwards and report back to the Planning Board in the next couple of weeks.

Discussion continued with regard to Section 1431 of the Zoning Ordinance as it relates to requirements of an outdoor sales lots and outdoor sales and there was discussion on clarifying the screening as to whether the requirement be a masonry wall or a wood fence or a vegetative screen; the height and location of the screening; screening adjacent to a residential district and what constitutes a residential district. There was further discussion on aspects of the ordinance that require site plan approval of the Planning Commission and those that require administrative approval. Planner Piggott will prepare draft language for possible amendments to Section 1431 dealing with outdoor sales lots. Planner Piggott will get clarification from the Township as to procedures for accessory outdoor sales and how the township regulates that.

Communications and/or Committee Report

None.

Matters for Discussion from the Commission Members

Nothing at this time.

Township Planners Report - Doug Piggott/ROWE Professional Services Company

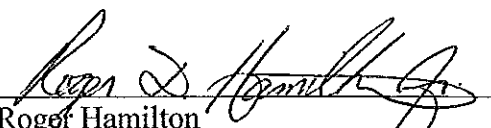
Planner Piggott reported back to the Board about the property across the street from the Township Hall stating that the property owners obtained their soil permits and they do not need a building permit to grade their property and that there is nothing to date the property owners are doing that would require a zoning allowance.

011-17

At 7:48 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

METAMORA TOWNSHIP
PLANNING COMMISSION AGENDA
12 APRIL 2017 7:00 PM
METAMORA TOWNSHIP HALL

Pledge of Allegiance

Roll Call

Approval of Agenda

Approval of Minutes

Public Comments (on items not scheduled on this agenda)

New Business:

A: Sign permit application – Thompson-Phelan Group – Lakestone Bank & Trust

Unfinished Business:

A: Annual report 2016 – possible future projects 2017

B: Outdoor Sales issues

Communications and / or committee report

Matters for discussion from the commission members

Township Planners Report – Doug Piggott/Rowe Professional Services

Adjournment