

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, Dan Miller and Kevin Knisely

Members Absent: Roger Hamilton and Lance Gould

Also Present: Township Planner Doug Piggott, Chris Hettinger and Hannah Lenning of Victory Custom Trailers, and Jarod Sawyer, videographer for Levy.

Approval of Agenda

0015-17

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

Approval of Meeting Minutes

0016-17

Chairman Nash noted there was no June meeting for lack of agenda items. Motion by Member Miller, support by Member Knisely, to approve the minutes of the May 10, 2017 regular meeting as presented. All ayes, two absent. **Motion carried.**

Public Comments (on items not on the Agenda)

None.

New Business

None

Unfinished Business

A. Victory Trailer Sales Revised Site Plan.

ROWE's 7/5/17 Memo and the revised drawing were reviewed. Planner Piggott relayed that the revised site plan meets all the requirements of the previously approved special land use permit, that it showed the additional display area as required, and provided the required information on the drainage and detention pond, but the problem is with the storm water calculations. The Township Engineer reported he didn't think the detention pond could hold the storm water. Discussion among Board Members and Mr. Hettinger regarding drainage and detention pond. Minor grading in the display area is required for drainage as well as uncovering and cleaning out the drainage pipe on the property. Township Engineer Mike Carpenter and applicant's engineer, Cory Mabery from Davis Land Surveying, to review calculations again. Discussion on the site plan drawing being difficult to read as several generations of the drawing had been revised and it was suggested to the applicant that if any future amendments to the site plan are requested that a new site plan be prepared.

0017-17

Motion by Member Derderian, support by Member Bellinger, to postpone decision on the Victory Trailer Sales revised site plan until the Board has calculations that affirm the storm

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water detention pond will work. All ayes, two absent. **Motion carried.**

B. Outdoor Sales Display.

The language in Section E regarding fencing and Section F defining "residential district" in the draft ordinance amendment to Section 1431 was discussed. OSR (Open Space Residential) will be added to the other districts named in Section F in the draft amendment.

0018-17

Motion by Member Derderian, support by Member Bellinger, to authorize Township staff to set a public hearing for the proposed ordinance amendment to Section 1431, Outdoor Sales Lots, on a date to be determined based on other agenda items. All ayes, two absent. **Motion carried.**

C. MDOT Approval of Dollar General Site Plan.

Planner Piggott reported that MDOT coordinated with Township Zoning Administer Edwards to get a temporary occupancy permit with the understanding that a left turn lane be constructed this summer. The lane is now under construction. Board discussion. ROWE has now taken over the duties of the Planning Coordinator for final zoning approval and Mr. Piggott stated he viewed the Dollar General site before tonight's meeting. The site is in compliance except for lack of curb stops on the parking lot facing the south and the ratio of trees is off. Discussion regarding plants. ROWE is working with Dollar General for final zoning approval. No final occupancy permit will be issued until MDOT is satisfied.

Communications and/or Committee Report

None.

Matters for Discussion from the Commission Members

Chairman Nash relayed that he had heard Lapeer County EMS was looking at the former Cramer auto sales property on M-24 as a site for a station. Board discussion on ordinance as it relates to public buildings and for-profit entities.

Township Planners Report - Doug Piggott/ROWE Professional Services Company

Planner Piggott gave an update on the new Medical Marijuana Facilities Licensing Act stating that the Medical Marijuana Licensing Board has been established.

019-17

At 8:00 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 JULY 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:

B:

Unfinished Business:

A: Victory Trailer Sales Revised Site Plan

B. Outdoor Sales Amendments

C. MDOT Approval of Dollar General Site Plan

Communications and / or committee report

Matters for discussion from the commission members

Township Planners Report – Doug Piggott/Rowe Professional Services

Township Planning Coordinator Report –

Adjournment