

MINUTES OF Planning Commission Public Hearing-ZO Amendment

HELD September 13, 2017

Township of

Metamora

Jennie Dagher

Clerk

Form M-1-PT

The Regle Press, Inc., Flint, Michigan

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, Dan Miller and Roger Hamilton

Members Absent: Kevin Knisely and Lance Gould

Also Present: Township Planner Doug Piggott, Township Engineer Mike Carpenter, Mark Brown of M & B Property Holdings LLC, Chris Hettinger and Hannah Lenning of Victory Custom Trailers, and Jarod Sawyer, videographer for Levy.

The pledge of allegiance was recited.

Chairman Nash announced that this is a public hearing on proposed text amendments to Section 1431 of the Zoning Ordinance regarding Outdoor Sales Lots. The Notice of Public Hearing was read aloud and Chairman Nash noted the proposed amendments were initiated by the Planning Commission. Chairman Nash asked the audience for comments on this public hearing and there was no comment. No written communication had been received by the Township in response to this Notice of Public Hearing. Brief discussion.

0020-17

Motion by Member Derderian, support by Member Bellinger, to close the public hearing at 7:05 p.m. **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 regular meeting to order at 7:05 p.m. at the Metamora Township Hall, 730 W. Dryden Road, Metamora, Michigan.

Members Present: George Nash, Phil Bellinger, Ann Derderian, Dan Miller and Roger Hamilton

Members Absent: Kevin Knisely and Lance Gould

Also Present: Township Planner Doug Piggott, Township Engineer Mike Carpenter, Mark Brown of M & B Property Holdings LLC, Chris Hettinger and Hannah Lenning of Victory Custom Trailers, and Jarod Sawyer, videographer for Levy.

Approval of Agenda

0021-17

Motion by Member Derderian, support by Member Bellinger, to approve the agenda as amended moving Victory Trailer Sales up to follow the decision on the public hearing. All ayes, two absent. **Motion carried.**

Approval of Meeting Minutes

0022-17

Chairman Nash noted there was no August meeting for lack of agenda items. Motion by Member Derderian, support by Member Hamilton, to approve the minutes of the July 12, 2017 regular meeting as presented. All ayes, two absent. **Motion carried.**

Public Comments (on items not on the Agenda)

None.

New Business

A. Decision on Public Hearing on proposed text amendments to Metamora Township Zoning Ordinance No. 23, Section 1431, that established requirements for approval of Outdoor Sales Lots. The amendments would clarify the buffering requirements for such a use and permit the Planning Commission to permit a greenbelt rather than an obscuring fence to buffer the use from residential lots.

Brief Board discussion.

0023-17

Motion by Member Bellinger, support by Member Derderian, to recommend to the Township Board to approve the proposed text amendments to the Metamora Township Zoning Ordinance No. 23. All ayes, two absent. **Motion carried.**

Unfinished Business

A. Victory Trailer Sales - Site Plan Review.

Planner Piggott stated the last issue for approval on this site plan is the question of drainage and turned to Engineer Mike Carpenter for his presentation. Mr. Carpenter stated he had discussions with Cory Mabery of Davis Land Surveying & Engineering regarding this matter. Mr. Carpenter stated the detention basin is not quite big enough and the pond could spill into the parking lot and be right at the point where it could spill onto the neighboring property. He

demonstrating that the silo constitutes less than 60% of the value of the cement plant as a whole. Nash voting aye, Derderian voting aye, Hamilton voting aye, Bellinger voting aye and further noting he is a member on the Zoning Board of Appeals, Miller abstains, and Gould and Knisely absent. Four ayes, no nays, two absent, one abstain. **Motion carried.**

Communications and/or Committee Report

None.

Matters for Discussion from the Commission Members

Member Derderian asked the planner to comment on Planning Commission procedures once the ZBA makes a decision on the cement plant use. Planner Piggott stated once the ZBA makes a decision, their decision stands at that point; however, the Planning Commission can then initiate an amendment to the text of the ordinance and the Planning Commission can also modify the decision of the ZBA. Board Discussion. Planner Piggott will put this issue on the agenda for the next Planning Commission meeting.

Township Planners Report - Doug Piggott/ROWE Professional Services Company


Planner Piggott reminded the Board that ROWE conducts educational seminars twice a year in their Flint office and passed out to the Board information on a seminar to be conducted on October 26, 2017 from 7:00 p.m. to 9:00 p.m. for anyone interested. The first hour will be on economic development and the second hour will focus on subdivision and condominium regulations.

0026-17

At 8:12 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

METAMORA TOWNSHIP
PLANNING COMMISSION AGENDA
13 SEPTEMBER 2017 7:00 PM
METAMORA TOWNSHIP HALL

Pledge of Allegiance

Roll Call

Hearings:

A: Public Hearing on proposed text amendments to the Metamora Township Zoning Ordinance No. 23, Section 1431 that established requirements for approval of Outdoor Sales Lots. The amendments would clarify the buffering requirements for such a use and permit the Planning Commission to permit a greenbelt rather than an obscuring fence to buffer the use from residential lots. Initiated by the Township Planning Commission.

Approval of Agenda

Approval of Minutes

Public Comments (on items not scheduled on this agenda)

New Business:

A: Decision of Public Hearing on proposed text amendments to the Metamora Township Zoning Ordinance No. 23, Section 1431 that established requirements for approval of Outdoor Sales Lots. The amendments would clarify the buffering requirements for such a use and permit the Planning Commission to permit a greenbelt rather than an obscuring fence to buffer the use from residential lots.

B. M & B Property Holdings LLC – Site plan review application

Unfinished Business:

A: Victory Trailer Sales – Site Plan review

Communications and/or committee report

Matters for discussion from the commission members

Township Planners Report – Doug Piggott/Rowe Professional Services

Adjournment

