

Chairman Nash called the Metamora Township Planning Commission Public Hearing to order at 7:02 p.m. at the Metamora Township Hall, 730 W. Dryden Road, Metamora, Michigan.

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

**Members Absent:** None

**Also Present:** Township Planner Doug Piggott, Township Engineer Mike Carpenter, Allyn Sanders of Storage One, Richard Duthler of R.A. Duthler Land Surveyors, Chris Hettinger and Hannah Bosch of Victory Custom Trailers, and Jarod Sawyer, videographer for Levy.

The pledge of allegiance was recited. Member Derderian asked for a moment of silence for former Planning Commission Member Bob Eady who recently passed away.

Chairman Nash announced that this is a public hearing on an application for rezoning submitted by Drop and Lock Self Storage Ltd. for property located at 4020 S. Lapeer Road, for a portion of the parcel that is currently zoned A-1 to be rezoned to B-2 and that the remainder of the parcel is already zoned B-2. Planner Piggott briefly reviewed his rezoning analysis previously submitted to the Board in his March 7, 2018 Memo and stated the request would be consistent with the Master Plan. Chairman Nash noted that four of the Notices of Public Hearing mailed to persons within 300 feet of the subject property came back undeliverable. There were no written responses received by the Township regarding this Notice of Public Hearing. Chairman Nash asked for any discussion. Member Bellinger stated he used to own the subject property and had a well drilling business there and it remained zoned agricultural when the rest was rezoned to B-2 but now the entire parcel is used as B-2. Brief discussion. Chairman Nash asked if anyone else in the audience had any comments and there were none.

**011-18**

At 7:09 p.m., a Motion was made by Member Derderian, support by Member Knisely, to close the public hearing on rezoning of a portion of the parcel currently zoned A-1 Agricultural to B-2 General Business. **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 Public Hearing to order at 7:10 p.m. at the Metamora Township Hall, 730 W. Dryden Road, Metamora, Michigan.

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

**Members Absent:** None

**Also Present:** Township Planner Doug Piggott, Township Engineer Mike Carpenter, Allyn Sanders of Storage One, Richard Duthler of R.A. Duthler Land Surveyors, Chris Hettinger and Hannah Bosch of Victory Custom Trailers, and Jarod Sawyer, videographer for Levy.

Chairman Nash announced that this is a public hearing on an application for rezoning submitted by Drop and Lock Self Storage Ltd., of 4020 S. Lapeer Road, for special land use approval pursuant to Section 1102(J) of the Metamora Township Zoning Ordinance, warehousing for self storage (Section 1441). Member Bellinger stated he was stepping down from the Board regarding this hearing due to a possible conflict of interest. Planner Piggott stated there were three elements to this request: the special land use, the site plan review, and the engineering review. Planner Piggott distributed to the Board the 3/14/18 Memo from Township Engineer Mike Carpenter. Mr. Piggott began his review referring to the site plan dated 1/11/18 submitted by R.A. Duthler Land Surveyors and his 3/8/18 Memo to the Board which was enlarged and placed on an easel for viewing. He stated the applicant is proposing improvements to the property which requires an amendment to a special land use permit which had originally been approved in 1987. Mr. Piggott stated the improvements include an expansion of two existing mini storage buildings and adding a third, adding to an existing pole building, and constructing a second pole building behind the office located on the property proposed to be rezoned, along with revisions to parking. Mr. Piggott stated the site plan had missing information and went through in detail the list of requirements contained in his Memo. Mr. Carpenter then went through his engineering review and presented concerns including drainage and storm water runoff, erosion damage to neighboring property, and sewer system and septic issues suggesting obtaining clearance from the health department. Board discussion.

Chairman Nash asked if anyone in the audience had any comment on this issue and Rick Duthler of R.A. Duthler Land Surveyors who prepared the site plan submitted with this application stated he had not seen the engineering review until tonight. Mr. Duthler stated he had recently met with neighbor Phil Bellinger at the site and they discussed entering into an easement to shed surface water onto Mr. Bellinger's property. Water retention was then discussed among Board Members and Mr. Duthler. Mr. Duthler then stated the screened dumpster is in the front because you cannot get to the back without driving over the septic field on the north side of the building. Mr. Duthler stated the gravel area on the site plan highlights parking spaces there and a loading zone and is intended to stay gravel. Mr. Duthler stated dimensions on the building and aiseways would be provided. Drainage between the buildings was discussed. The 175 foot front setback was discussed. Mr. Piggott stated it appears the existing buildings are 150 feet back and are a legal non-conformity. Discussion. The Board determined that the proposed expansion of the buildings would not come any closer to the

setback and the 150 feet is acceptable so the applicant need not seek a setback variance. Mr. Duthler stated the proposed lighting is enclosed by the buildings and not shedding on residential property and they propose LED lights that shine down and do not spray out. Mr. Piggott stated that the only way the dumpster could be located where it is would be to obtain a variance. Discussion. Mr. Carpenter suggested an alternate location for the dumpster. The issue of landscaping was then discussed. Mr. Piggott then stated the outdoor storage of vehicles and the U-Haul rental are allowed in the B-2 zoning district but would require an amended special use permit for these separate uses. The issue of paving of the area for outdoor storage of vehicles and gravel parking was discussed and the applicant, Allyn Sanders of Drop and Lock Self Storage, was present and answered various questions of the Board.

Chairman Nash asked if anyone had any further comments and there were none. There were no written responses received by the Township regarding this Notice of Public Hearing.

**012-18**

At 8:07 p.m., a Motion was made by Member Derderian, support by Member Knisely, to close the public hearing for special land use approval Section 1102(J). **Motion carried**, 6 ayes, no nays, 1 abstain.

Respectfully submitted,  
Darlene Wise, Recording Secretary

cc: All Board Members  
Persons Requesting Same

  
Roger Hamilton  
Planning Commission Secretary



MINUTES OF Planning Commission Meeting

HELD

March 14, 2018

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Township of

Metamora

Jennie Dagher

Clerk

Form M-1-PT

The Riegler Press, Inc., Flint, Michigan

Chairman Nash called the Metamora Township Planning Commission regular meeting to order at 8:07 p.m. at the Metamora Township Hall, 730 W. Dryden Road, Metamora, Michigan.

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

**Members Absent:** None

**Also Present:** Township Planner Doug Piggott, Township Engineer Mike Carpenter, Allyn Sanders of Storage One, Richard Duthler of R.A. Duthler Land Surveyors, Chris Hettinger and Hannah Bosch of Victory Custom Trailers, and Jarod Sawyer, videographer for Levy.

**Approval of Agenda**

**013-18**

Motion by Member Derderian, support by Member Gould, to approve the agenda as submitted. All ayes, no absent. **Motion carried.**

**Approval of Meeting Minutes**

**014-18**

Motion by Member Derderian, support by Member Bellinger, to approve the minutes of the February 14, 2018 public hearing and the February 14, 2018 regular meeting as presented. All ayes, no absent. **Motion carried.**

**Public Comments (on items not on the Agenda)**

Chris Hettinger of Victory Custom Trailers addressed the Board stating he is looking to expand his trailer business and may be purchasing a 50 acre site just north of the current location but the property is currently zoned agricultural. Mr. Piggott relayed that the future land use map shows this property as commercial. Mr. Hettinger said that possibly down the road he would also want to build low volume specialty trailers on the site. Mr. Hettinger wanted to know if the Board would entertain this expansion or if it was not worth him trying. The Board advised him to first meet with the Township Assessor regarding his desire to possibly build a residence at the rear of the property and issues involving access to it and with the Zoning Administrator.

**New Business:**

**A. Decision on Public Hearing submitted by Drop and Lock Self Storage Ltd., located at 4020 S. Lapeer Road, Metamora, on the rezoning of the portion of the parcel that is currently zoned A-1 Agricultural to B-2 General Business. The remainder of this parcel is already zoned B-2.**

Chairman Nash asked for a motion.

**015-18**

Motion by Member Derderian, support by Member Hamilton, to recommend to the Township Board to rezone the portion of the parcel owned by Drop and Lock Self Storage, Ltd., located at 4020 S. Lapeer Road, that is currently zoned A-1 Agricultural to B-2 General Business, the remainder of the parcel already having been zoned B-2.

HELD March 14, 2018 20  
Metamora Jennie Dagher

Township of

Clerk

Form M-1-PT

The Regle Press, Inc., Flint, Michigan

**ROLL CALL VOTE:**

Ayes: Derderian, Gould, Hamilton, Nash, Miller & Knisely  
Nays: None  
Abstain: Bellinger  
Absent: None

**Motion carried.****B. Decision on Public Hearing submitted by Drop and Lock Self Storage Ltd., located at 4020 S. Lapeer Road, Metamora, for Special Land Use Approval Section 1102(J) of the Metamora Township Zoning Ordinance, warehousing for self storage (Sec. 1441).**

Brief Board discussion on differentiating between the special land use approval and site plan approval.

**016-18**

Motion by Member Knisely, support by Member Hamilton, to approve the special land use under Section 1102(J), warehousing for self storage (Section 1441), for Drop and Lock Self Storage Ltd., located at 4020 S. Lapeer Road.

**ROLL CALL VOTE:**

Ayes: Gould, Hamilton, Nash, Miller & Knisely  
Nays: Derderian  
Abstain: Bellinger  
Absent: None

**Motion carried.****017-18**

Motion by Member Derderian, support by Member Miller, to postpone the decision on the site plan for Drop and Lock Self Storage Ltd., located at 4020 S. Lapeer Road, until specifications have been all met and resubmitted.

**ROLL CALL VOTE:**

Ayes: Derderian, Gould, Hamilton, Nash, Miller & Knisely  
Nays: None  
Abstain: Bellinger  
Absent: None

**Motion carried.**

The applicant was advised by Planner Piggott with the Board concurring that the current outdoor sales and rental sales are not part of this special land use approval and that the applicant will need to file an application for special land use approval for those two uses.

**C. Report on Zoning for Cement Plants.**

Planner Piggott distributed his Memo dated March 14, 2018 with information on amending the zoning ordinance concerning cement plants for the Board's consideration and discussion at the next meeting.



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Township of Metamora

Jennie Dagher

Clerk

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**Unfinished Business:****Communications and/or Committee Report**

None.

**Matters for Discussion from the Commission Members**

Member Derderian confirmed with Mr. Piggott that the Board will be working on the composting issue this year.

**Township Planners Report - Doug Piggott/ROWE Professional Services Company**

Planner Piggott relayed that ROWE is in the process of hiring two new planners so information will be presented on a more timely basis.

**018-18**

At 8:37 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

## Sign In Sheet

Date: 3/14/18

Address

RICHARD DUTHLER R.A. DUTHLER 158 E 3<sup>RD</sup> ST. I.C.

~~§~~ Chris Hettinger + Hannah Bosch Victory Custom Trailers

METAMORA TOWNSHIP  
PLANNING COMMISSION AGENDA  
14 MARCH 2018 7:00 PM  
METAMORA TOWNSHIP HALL

Pledge of Allegiance

Roll Call

Hearings:

A: Public Hearing submitted by Drop and Lock Self Storage Ltd., located at 4020 S. Lapeer Road, Metamora on the rezoning of the portion of the parcel that is currently zoned A-1 Agricultural to B-2 General Business. The remainder of the parcel is already zoned B-2.

B: Public Hearing submitted by Drop and Lock Self Storage Ltd., 4020 S. Lapeer Road, Metamora for Special Land Use Approval Section 1102 J of the Metamora Township Zoning Ordinance, warehousing for self storage (Sec. 1441).

Approval of Agenda

Approval of Minutes

Public Comments (on items not scheduled on this agenda)

New Business:

A: Decision of Public Hearing submitted by Drop and Lock Self Storage Ltd., located at 4020 S. Lapeer Road, Metamora on the rezoning of the portion of the parcel that is currently zoned A-1 Agricultural to B-2 General Business. The remainder of the parcel is already zoned B-2.

B. Decision of Public Hearing submitted by Drop and Lock Self Storage Ltd., located at 4020 S. Lapeer Road, Metamora for Special Land Use Approval Section 1102 J of the Metamora Township Zoning Ordinance, warehousing for self storage (Sec. 1441).

C: Report on zoning for cement plants

Unfinished Business:

Communications and / or committee report

Matters for discussion from the commission members

Township Planners Report – Doug Piggott/Rowe Professional Services

Adjournment