

MINUTES OF Planning Commission Meeting

HELD April 11, 2018

20 Jennie Dagher

Township of

Metamora

Clerk

The Reg's Press, Inc., Flint, Michigan

Form M-1-PT

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, and Roger Hamilton,

Members Absent: Dan Miller, Kevin Knisely and Lance Gould

Also Present: Township Planner Doug Piggott, Greg Nash, Richard Duthler of R.A. Duthler Surveying, Allyn Sanders of Drop and Lock, and Jarod Sawyer, videographer for Levy.

Approval of Agenda

019-18

Motion by Member Derderian, support by Member Bellinger, to approve the agenda as submitted. All ayes, three absent. **Motion carried.**

Approval of Meeting Minutes

020-18

Motion by Member Derderian, support by Member Bellinger, to approve the minutes of the two March 14, 2018 public hearings for Drop and Lock on the rezoning request and the SLU approval, and the March 14, 2018 regular meeting as presented. All ayes, three absent. **Motion carried.**

Public Comments (on items not on the Agenda)

Greg Nash stated he owns a home on Thomas Road in Metamora zoned residential and wants to rezone it to A-1. Planner Piggott stated Mr. Nash had contacted him about his request and it was decided that Mr. Nash would come to tonight's meeting to speak at public time to get an idea how the Board felt about the request. Mr. Piggott stated this is an area planned for rural estates but is near the area where agriculture is permitted. Mr. Nash answered questions posed by the Board stating the property is north of Bocker Road and south of Metamora and he plans to grow vegetables, pumpkins, Christmas trees, things that he could sell on site. He owns two parcels of land totaling approximately 23 acres. There was discussion and viewing of the zoning and future land use maps. The Board told Mr. Nash they would think about his request.

New Business

A. Regulations of composting facilities.

Planner Piggott stated he will have his report on composting ready for the next meeting. Member Derderian asked about Lapeer Township and Mr. Piggott relayed that Lapeer Township has placed a moratorium on approval of composting facilities. Brief discussion.

Unfinished Business

A. Cement Plants - looking at alternatives to cement plant zoning.

Planner Piggott recapped his memo distributed to the Board at last month's meeting. The following options were discussed with regard to amending the Zoning Ordinance addressing

HELD April 11, 2018
Metamora 20 Jennie Dagher

Township of

Clerk

Form M-1-PT

The Reg's Press, Inc., Flint, Michigan

cement plants: (1) That the use may be permitted by right in the M-1 district and allowed by special land use in the B-2 district, or (2) permitted by special land use in M-1 and not permitted at all in B-2, or (3) required by special land use in both M-1 and B-2.

021-18

Motion by Member Derderian, support by Member Hamilton, that the proposed amendment to the Zoning Ordinance with regard to cement plants would be to require by special land use in both the M-1 district and the B-2 district. All ayes, three absent. **Motion carried.**

022-18

Motion by Member Derderian, support by Member Hamilton, to set a public hearing to amend the Zoning Ordinance with regard to cement plants for May 9, 2018 at 7:00 p.m. All ayes, three absent. **Motion carried.**

B. Drop and Lock - update on SLU and site plan.

Planner Piggott stated that on Monday he received the latest revision to the revised site plan and distributed a copy to the Board and stated he has reviewed it but was unable to get a hold of Township Engineer Mike Carpenter for his review. Mr. Piggott went over the issues he had from last month's meeting indicating in detail those issues that have been resolved and those still outstanding. Discussion. There would be no decision at this meeting because there is not a quorum as Member Bellinger would abstain and the Board would further need comment from the Township Engineer. Discussion continued with Mr. Duthler regarding the landscaping, dumpster screening, and the ingress/egress easement. Mr. Duthler relayed he would be providing the required information.

023-18

Motion by Member Derderian, support by Member Hamilton, to table the decision on the site plan approval for Drop and Lock Self Storage and to clarify for the applicant the following outstanding items: (1) screening around the dumpster, (2) provide a copy of the lease showing the applicant cannot use rental units for other businesses, (3) landscaping along the right-of-way in compliance with Section 1510, (4) easement for ingress and egress with a copy of the easement to be recorded, and (5) verification of drainage issues by Township Engineer. All ayes, three absent. **Motion carried.**

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

Planner Piggott reported to the Board that he spoke with the Supervisor about the 5-year review and the training for the Planning Commission Members. A date will now be coordinated among the ZBA, Planning Commission and Township Boards for the training.

Township of Metamora

Jennie Dagher

Clerk

Form M-1-PT

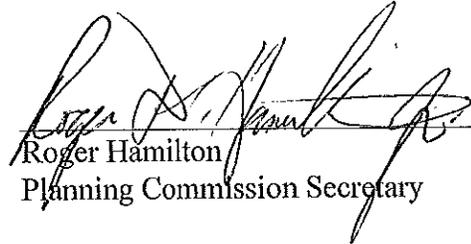
The Rec's Press, Inc., Froid, Michigan

024-18

At 8:01 p.m., a Motion was made by Member Derderian, support by Member Hamilton, 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

MINUTES OF _____

HELD _____ 20 _____

Township of _____

Clerk _____

Form M-1-PT

The Reg'e Press, Inc., Flint, Michigan