

HELD May 9, 201820  
Sue Clark

Township of

Metamora

Clerk

Form M-1-PT

The Riegler 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, Roger Hamilton, Kevin Knisely and Lance Gould

**Members Absent:** None

**Also Present:** Township Planner Doug Piggott, Gregory Nash, Allyn Sanders of Storage One, Richard Duthler of R.A. Duthler Land Surveyors, Suzanne Gettel, Val Jakubowski, and Jarod Sawyer, videographer for Levy.

The pledge of allegiance was recited.

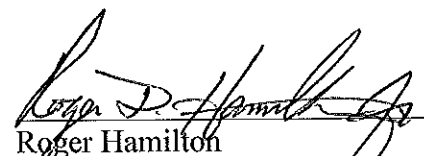
Chairman Nash announced that this is a public hearing on an application for rezoning submitted by Gregory Nash and excused himself due to a conflict of interest as he is the applicant's father. At this time Lance Gould stepped in and chaired the public hearing. The applicant is proposing to rezone three parcels of property (Parcel Nos. 44-015-020-015-00, 44-015-020-016-00 and 44-015-021-005-60) on Thomas Road owned by him from R-2 Single Family Residential to A-1 Agricultural. Acting Chairman Gould then asked for comment from Gregory Nash. The applicant stated that his home at 4682 Thomas Road is located on one of the subject parcels and the other two are vacant. The applicant stated he would like to plant crops such as corn and pumpkins on the property and plant Christmas trees and that he would want to sell the crops on site where his home is located. Acting Chairman Gould then stated the Township received no written correspondence in response to the Notice of Public Hearing in this matter. Planner Piggott then reviewed his May 3, 2018 Memo to the Board and stated that his analysis of this request is that it is consistent with the Master Plan. Discussion. Planner Piggott reviewed the Right to Farm Act and answered questions of the Board.

**025-18**

There being no further comment, at 7:14 p.m., a Motion was made by Member Derderian, support by Member Miller, to close the public hearing on the request of Gregory Nash to rezone three parcels from R-2 Single Family Residential to A-1 Agricultural. Six ayes, one abstention.  
**Motion carried.**

Respectfully submitted,  
Darlene Wise, Recording Secretary

cc: All Board Members  
Persons Requesting Same

  
Roger Hamilton  
Planning Commission Secretary

MINUTES OF Planning Commission Public Hearing-ZO Amendment

HELD May 9, 2018

20 Sue Clark

Township of

Metamora

Clerk

Form M-1-PT

The Regle Press, Inc., Frib., Michigan

Chairman Nash called the Metamora Township Planning Commission Public Hearing to order at 7:15 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, Gregory Nash, Allyn Sanders of Storage One, Richard Duthler of R.A. Duthler Land Surveyors, Suzanne Gettel, Val Jakubowski, and Jarod Sawyer, videographer for Levy.

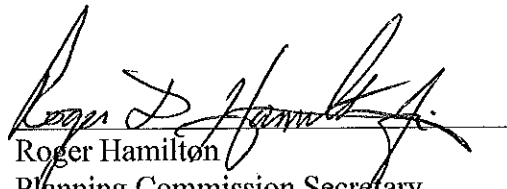
Chairman Nash announced that this is a public hearing on a proposed text amendment to Sections 1102 and 1202 of the Zoning Ordinance addressing cement plants. Planner Piggott recapped the proposed amendment which was initiated by the Planning Commission. Chairman Nash asked if the audience had any comment and there was none. No written correspondence was received by the Township in response to the Notice of Public Hearing.

**026-18**

At 7:18 p.m., a Motion was made by Member Derderian, support by Member Bellinger, to close the public hearing on the proposed text amendment to Sections 1102 and 1202 of the Township Zoning Ordinance that list uses permitted as Special Land Uses in the B-2 General Business and the M-1 Light Business districts. **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 Planning Commission MeetingHELD May 9, 2018 20    Township of MetamoraSue Clark

Clerk

Form M-1-PT

The Bigle Press, Inc., Flint, Michigan

Chairman Nash called the Metamora Township Planning Commission regular meeting to order at 7:18 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, Gregory Nash, Allyn Sanders of Storage One, Richard Duthler of R.A. Duthler Land Surveyors, Suzanne Gettel, Val Jakubowski, and Jarod Sawyer, videographer for Levy.

**Approval of Agenda**

**027-18**

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

**Approval of Meeting Minutes**

**028-18**

Motion by Member Derderian, support by Member Bellinger, to approve the minutes of the April 11, 2018 regular meeting as presented. All ayes, no absent. **Motion carried.**

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

Valerie Jakubowski of 2489 Dryden Road addressed the Board regarding the Schenkel Pit directly east of her property. She expressed concern about Mr. Schenkel putting in a new haul route closer to her property line and had setback and reclamation questions, among others. Discussion. Planner Piggott stated it has been a year and a half since Township Engineer Mike Carpenter reviewed this pit. Further discussion.

**029-18**

Motion by Member Derderian, support by Member Knisely, to address to Township Engineer Mike Carpenter to visit the site at Schenkel Gravel Pit to check and see if it is in compliance with the reclamation plan and to give the Board an update at the next meeting. All ayes, no absent. **Motion carried.**

**New Business:**

**A. Decision on Public Hearing submitted by Gregory Nash to rezone 3 parcels from R-2 Single Family Residential to A-1 Agricultural - 4682 Thomas Road (Parcel No. 015-020-015-00), Parcel No. 015-020-016-00 (vacant land), and Parcel No. 015-021-005-60 (vacant land).**

**030-18**

Motion by Member Derderian, support by Member Hamilton, to recommend to the Township Board to rezone three parcels from R-2 Single Family Residential to A-1 Agricultural (Parcel Nos. 44-015-020-015-00, 44-015-020-016-00, and 44-015-021-005-60) owned by Gregory Nash of 4682 Thomas Road.

signed and recorded easement with the adjacent property owner for water drainage.

**ROLL CALL VOTE:**

Ayes: Derderian, Miller, Gould, Hamilton, Nash & Knisely

Nays: None

Abstain: Bellinger

Absent: None

**Motion carried.**

**Communications and/or Committee Report**

Chairman Nash relayed a note from the Township that any Planning Board Member who cannot make a meeting is asked to call the Township and let them know.

**Matters for Discussion from the Commission Members**

Nothing at this time.

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

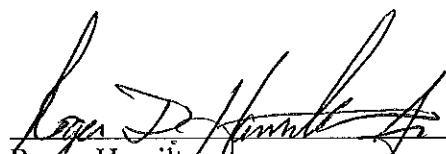
Planner Piggott stated he communicated with the Supervisor on the joint training session with the Planning Commission, the ZBA, and the Township Board to set a date and it was decided it would be set for the regular September Planning Commission meeting at 7:00 p.m. The session would last about 2 hours and if the September agenda was too full the training would be pushed back to a later date. Mr. Piggott also relayed that he had been given the go ahead to begin the 5-year review process and should have a report to the Board for the June meeting.

**033-18**

At 7:53 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  
9 MAY 2018 7:00 PM  
METAMORA TOWNSHIP HALL

Pledge of Allegiance  
Roll Call

Hearings:

A: Public Hearing on a request submitted by Gregory Nash to rezone 3 parcels from R-2 Single Family Residential to A-1 Agricultural - 4682 Thomas Road 015-020-015-00, 015-020-016-00 vacant property & 015-021-005-60 vacant property.

B: Public Hearing on proposed text amendment to Sections 1102 and 1202 of the Township Zoning Ordinance that list uses permitted as Special Land Uses in the B-2 General Business and the M-1 Light Business districts. The amendments would allow cement plants by Special Land Use in those two zoning districts. In addition, Article 3 Definitions would be amended to add a definition of the term Cement Plant and, Section 1513 to include off-street parking requirements for cement plants. 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 submitted by Gregory Nash to rezone 3 parcels from R-2 Single Family Residential to A-1 Agricultural - 4682 Thomas Road 015-020-015-00, 015-020-016-00 vacant property & 015-021-005-60 vacant property.

B: Decision of Public Hearing on proposed text amendment to Sections 1102 and 1202 of the Township Zoning Ordinance that list uses permitted as Special Land Uses in the B-2 General Business and the M-1 Light Business districts. The amendments would allow cement plants by Special Land Use in those two zoning districts. In addition, Article 3 Definitions would be amended to add a definition of the term Cement Plant and, Section 1513 to include off-street parking requirements for cement plants. Initiated by the Township Planning Commission.

Unfinished Business:

A: Drop and Lock Special Land Use and site plan

Communications and / or committee report

Matters for discussion from the commission members  
Township Planners Report – Doug Piggott/Rowe Professional Services  
Adjournment

