

MINUTES OF Planning Commission Public Hearing-Drop & Lock SLU

HELD July 11, 2018

20  
Sue Clark

Township of

Metamora

Clerk

Form M-1-PT

The Riggs 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, and Lance Gould

**Members Absent:** Kevin Knisely

**Also Present:** Township Planner Doug Piggott, Allyn Sanders of Drop and Lock, 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 special land use approval submitted by Drop and Lock Self Storage for outdoor rental of vehicles under Section 1102.H and outdoor storage on property under Section 1102.M.14 of the Zoning Ordinance. The property in question is located at 4020 S. Lapeer Road, Parcel Number 44-015-017-009-30. At this time Member Phil Bellinger stepped down from the Board and remained in the audience due to a conflict of interest. Chairman Nash asked if the Township received any correspondence in response to the Notice of Public Hearing in this matter and there was none.

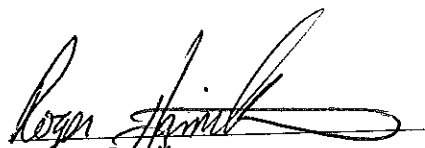
Mr. Nash then acknowledged from the audience Allyn Sanders on behalf of Drop and Lock Self Storage who stated that the outdoor storage and truck rental has been ongoing. Planner Piggott reiterated that when Drop and Lock came to the Planning Commission earlier this year for an expansion of their facility it was noted that these operations were going on but no special land use had been obtained, so as a condition of the SLU approval for the expansion they needed to apply for a special land use for the outdoor storage and the truck rental. Planner Piggott stated that the site plan is the same one which was approved in May. Mr. Piggott then referred to his July 5, 2018 Memo to the Board and discussed the five standards in Section 1431 of the Zoning Ordinance regarding outdoor sales lots and stated that the applicant has complied with three of the standards but as a condition to approval should be required to comply with items B and D. Chairman Nash then asked if there was now a signed agreement between the applicant and the neighboring property owner regarding water drainage. Mr. Bellinger from the audience stated they were near an agreement. Chairman Nash asked for any further comment and there was none.

**034-18**

At 7:10 p.m., a Motion was made by Member Derderian, support by Member Miller, to close the public hearing on the Drop and Lock Self Storage. Five ayes, one absent, 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 Meeting

HELD July 11, 2018 20

Township of Metamora

Sue Clark

Clerk

Form M-1-PT

The Riegle Press, Inc., Flint, Michigan

Chairman Nash called the Metamora Township Planning Commission regular meeting 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, and Lance Gould

**Members Absent:** Kevin Knisely

**Also Present:** Township Planner Doug Piggott, Allyn Sanders of Drop and Lock, Val Jakubowski, and Jarod Sawyer, videographer for Levy.

**Approval of Agenda**

**035-18**

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

**Approval of Meeting Minutes**

**036-18**

Motion by Member Derderian, support by Member Hamilton, to approve the minutes of the May 9, 2018 public hearing on the Greg Nash rezoning, to approve the minutes of the May 9, 2018 public hearing on text amendments, and the May 9, 2018 regular meeting as presented. All ayes, one absent. **Motion carried.** Chairman Nash noted there was no June 13, 2018 meeting due to lack of agenda items.

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

Val Jakubowski of 2489 Dryden Road addressed the Board regarding the Schenkel Pit directly east of her property. She had been to the May 9<sup>th</sup> Planning Commission meeting and had posed questions about the pit at that time. Township Engineer Mike Carpenter visited the site after the May 9<sup>th</sup> meeting and reported to Planner Piggott who relayed the answers to Ms. Jakubowski's questions. Discussion.

**New Business:**

**A. Decision on Public Hearing submitted by Drop and Lock Self Storage on proposed Special Land Use Approval for outdoor rental of vehicles (Section 1102.H) and outdoor storage on property (Section 1102.M.14) for the property located at 4020 S. Lapeer Road, Parcel No. 44-015-017-009-30.**

**037-18**

Motion by Member Derderian, support by Member Hamilton, to approve the special land use for Drop and Lock Self Storage for the outdoor rental of vehicles under Section 1102.H and outdoor storage under Section 1102.M.14, with the condition that the applicant comply with the operational standards listed in Section 1431, for property located at 4020 S. Lapeer Road, Parcel No. 44-015-017-009-30.

**ROLL CALL VOTE:**

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

**Motion carried.**

**Unfinished Business:**

**A. Drop and Lock Special Land Use Language on original expansion.**

The draft special land use permit for Drop and Lock was reviewed and discussed.

**038-18**

Motion by Member Derderian, support by Member Miller, to approve the special land use permit form for Drop and Lock Self Storage at 4020 S. Lapeer Road with the addition under Conditions on page 2-3 that the applicant shall provide a signed easement agreement with the adjacent property owner for drainage to the southwest.

**ROLL CALL VOTE:**

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

**Motion carried.**

**New Business (continued):**

**B. Draft of Five Year Review Master Plan.**

Planner Piggott reviewed in detail the four page report on the 5- year review of the master plan. There was considerable discussion on topics including the changes to the B-2 district, the gravel overlay district, composting and wind energy. It was decided that the Board would take into consideration the information in the report and revisit the possibility of updating or amending the master plan at the September meeting. Planner Piggott will contact Gerry Fisher about addressing the gravel overlay district in the master plan.

**Communications and/or Committee Report**

Nothing at this time.

**Matters for Discussion from the Commission Members**

Nothing at this time.

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


Nothing further.

**039-18**

At 8:24 p.m., a Motion was made by Member Derderian, support by Member Miller, 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  
11 JULY 2018 7:00 PM  
METAMORA TOWNSHIP HALL

Pledge of Allegiance

Roll Call

Hearings:

A: Public Hearing on a request submitted by Drop and Lock Self Storage on proposed Special Land Use Approval for outdoor rental of vehicles Section 1102.H and outdoor storage on property Section 1102.M.14 for the property located at 4020 S. Lapeer Road parcel 44-015-017-009-30.

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 on proposed Special Land Use Approval for outdoor rental of vehicles Section 1102.H and outdoor storage on property Section 1102.M.14 for the property located at 4020 S. Lapeer Road parcel 44-015-017-009-30.

B: Draft of Five Year Review Master Plan

Unfinished Business:

A: Drop and Lock Special Land Use Language on original expansion

Communications and / or committee report

Matters for discussion from the commission members

Township Planners Report – Doug Piggott/Rowe Professional Services

Adjournment