

MINUTES OF Planning Commission Meeting

HELD

June 12, 2019

20

Township of

Metamora

Sue Clark

Clerk

Form M-1-PT

The Riegler Press, Inc., Flint, Michigan

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, Dan Miller, Kevin Knisely and Lance Gould

Members Absent: Chris Chouinard

Also Present: Township Planner Doug Piggott, Township Attorney Gerry Fisher, Bonnie Heideman, Mark Zimmerman, Mark & Callie Nelson, Tyler, Scott, and Paula Hust, Allan Goetz, Darrin Woodbeck, and Ian McNulty, videographer for Levy.

Approval of Agenda

018-19

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

Approval of Minutes

019-19

Motion by Member Knisely, support by Member Derderian, to approve the minutes of the April 10, 2019 regular meeting. All ayes, one absent. **Motion carried.**

Public Comments (on items not on the Agenda)

Chairman Nash asked if anyone had any comments on items not on the agenda. Bonnie Heideman stated that through their LLC, she and Mark Zimmerman are interested in buying property on Caley Road (the old Girl Scout property) which is currently zoned recreational and asked if it could be rezoned to low density residential. She stated the property consists of 300 acres and they have signed a purchase agreement with a due diligence period. Brief discussion. Planner Piggott relayed that the owner of the property could submit an application to rezone the property, explained the process, and advised them to meet with the Township Assessor to discuss the various zoning classifications to determine which classification to request.

Mark Nelson then addressed the Board stating that he and his wife, Callie, are interested in requesting a special land use for property on Barber Road zoned A-2 to restore the buildings on the premises and hold seasonal activities and events. The Nelsons submitted a letter to the Planning Commission dated May 20, 2019 outlining their vision. Mr. Nelson stated they have not purchased the Barber Road property yet but are putting their residence in Clarkston on the market.

Chairman Nash asked if anyone else had comments for public time and Darrin Woodbeck stated he was looking at sizeable property here zoned A-2 and questioned requesting special land use or to look at property zoned commercial as he is interested in having an event barn to have such things as weddings and church retreats stating there would be less than 100 events a year. Mr. Piggott explained that in the A-2 zoning district there is a provision classified as Agribusiness and the uses that Mr. Woodbeck and Mr. Nelson are proposing do not fit any uses

described in that section of the Zoning Ordinance and would not be permitted based on the zoning administrator's interpretation of the ordinance. Mr. Piggott then explained options involving going to the Zoning Board of Appeals or the Township amending the Zoning Ordinance allowing a wider range of uses or seeking property in the B-2 district. There was discussion. In response to Member Derderian's question, Mr. Woodbeck stated that he has been to surrounding municipalities with this same request.

Chairman Nash asked if anyone else had comments for public time and Allan Goetz of 20 Front Street in Lake Orion stated he is friends with the Nelsons and supports their efforts in restoring properties.

There being no further comments from the audience, Mr. Nash moved on to New Business.

New Business

A. Amendments to Section 1517.F - Noise

Township Attorney Gerry Fisher then discussed the proposed zoning ordinance amendment to Section 1517 Performance Standards under subsection F-Noise. A draft amendment was previously presented to the Board. Mr. Fisher explained this is exploratory at this point and does not need to be acted on tonight. There was discussion on noise measured at property line versus measured at the exterior wall of a residence. Decibel levels were discussed. Member Miller shared his knowledge of decibel levels from working at the police department and there was discussion. Member Knisley suggested the Board be presented with examples of acceptable standards from neighboring municipalities. Mr. Fisher will work further on the draft amendment and provide the Board with more resources.

B. Township Master Plan Amendments

Planner Piggott recapped that the Planning Commission at its April meeting adopted the Master Plan five-year review and the Township Board authorized the Planning Commission to work on amending the plan. Mr. Piggott reviewed the four changes and there was discussion. This matter will be placed on the agenda for the next meeting. If there are no agenda items for the July meeting this matter will wait until the next meeting.

Unfinished Business

None.

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

Nothing further.

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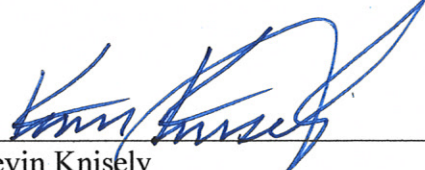
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020-19

At 8:00 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


Kevin Knisely
Planning Commission Secretary

MINUTES OF _____

HELD _____ 20 _____

Township of _____

Clerk _____

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Metamora Township Planning Commission

Sign In Sheet

Please Print

Date:

6/12/19

Name

Company

Address

Ian McNelly

LEVY

Bonnie Hademan

MARZ LLC

Mark Zimmerman

MARZ LLC

Marki Callie Nelson

Tyler, Scott, Paula Hust

Allan Gack

20 Front Street Lake Orion 48362

Darrin Woodbeck



METAMORA TOWNSHIP
PLANNING COMMISSION AGENDA
JUNE 12, 2019 7:00 PM
METAMORA TOWNSHIP HALL

Pledge of Allegiance

Roll Call

Approval of Agenda

Approval of Minutes - April 10, 2019

Public Comments (on items not scheduled on this agenda)

New Business:

- A. Amendment to Section 1517.F - Noise
- B. Township Master Plan Amendments
- C.

Unfinished Business:

- A.
- B.
- C.

Communications and / or committee report

Matters for discussion from the commission members

Township Planners Report – Doug Piggott-ROWE Professional Services Company

Adjournment

