

**PENNFIELD CHARTER TOWNSHIP  
PLANNING COMMISSION  
AGENDA**

**MAY 23, 2017**

**5:30 PM – Planning Commission Meeting**

The Planning Commission welcomes Public Comments. Anyone wishing to address the Commission should only do so once recognized by the Planning Commission Chairperson. Comments shall be limited to three minutes.

- 1. CALL TO ORDER**
- 2. ROLL CALL**
- 3. PLEDGE OF ALLEGIANCE**
- 4. PUBLIC COMMENTS**
- 5. APPROVAL OF THE MEETING MINUTES**
  - a) May 2, 2017 (vv)**
- 6. UNFINISHED BUSINESS**
  - a) SPECIAL LAND USE- TALBOTT MOTOR SALES -**
- 7. BOARD MEMBER COMMENTS**
- 8. CHAIRPERSON ANNOUNCEMENTS**
- 9. ADJOURNMENT**

SPECIAL LAND USE PERMIT REQUEST  
(TALBOTT MOTOR SALES-TALBOTT ENTERPIRSES, INC.)

From: Mr. Greg Talbott

CEO Talbott Enterprises, INC.

771 West Michigan Avenue

Battle Creek, MI 49037

To: Pennfield Charter Township

20260 Capital Avenue NE

Battle Creek, MI 49017

Pennfield Charter Township,

I respectfully request a special land use permit be allocated at 1436 Capital Ave NE (13-18-920-001-00) and 1434 Capital Ave NE (13-18-920-026-00) for used vehicle sales (Class B Dealership). The lots in question will be leased from Wilber Properties, LLC, office and space will be shared with Baily Park Auto.

Greg Talbott has extensive business and operational experience within used car sales over the last 25 years. Greg currently manages Battle Creek Westside Auto, a Class B used car lot within the Battle Creek city limits with 2.5 million plus in annual sales and a gross operating budget of 1.8 million. Greg and Mr. Andy Mercer of Bailey Park Auto have entered into a tentative agreement to sell used vehicles at the stated location. Mr. Mercer will provide all logistical and office space required by the State of Michigan, Talbott Enterprises will lease the lots in question form Wilber Enterprises to display for sale up to 20 used cars at a time. Mr. Mercer was previously granted a permit to sell up to 5 vehicles at Auto Masters (B9268), 1450 Capital Avenue NE, Battle Creek, MI 49017.

The State of Michigan has inspected and approved the site for auto sales. The Department of Licensing and Regulatory Affairs has a file pending of Talbott Motor Sales (06835J) upon approval within the next 7 days a Class B dealers license will be issued to Talbott Motor Sales.

A brief overview of the request.

Re. Special Use Permit for Vehicle Sales Chapter 17, OO.

1. The principal and accessory building and structures shall not be located within 100 feet of any residence use or district.  
**Answer: Building and office space already exist at Bailey Park Auto, lots in question are at least 130 feet from any residence and directly sandwiched between two commercial properties (Bailey Park Auto and Pennfield Pizza).**
2. Minimum lot area shall be one acre or 43,560 feet, and minimum lot width shall be 150 feet.  
**Answer: Between Bailey Park Auto, 1434 Capital NE, and 1436 Capital NE, there is in access of 300 feet of Capital Avenue frontage and 2 plus acres of total acreage.**
3. All equipment and activities associated with vehicle repair operations, except those in incidental use, such as air hoses, shall be kept in an enclosed building.  
**Answer: All related articles will be in Bailey Park Auto.**
4. Inoperative vehicles left on the site shall be stored within an enclosed building or in an area screened by an opaque fence not less than six feet in height. Such fence shall be continuously maintained in good condition. This area shall be paved with asphalt or concrete and shall be no larger than 5,000 square feet.  
**Answer: All vehicles on the lots will be for sale, any inoperable vehicle will be sent or towed to repair. There are no plans for any fence.**
5. Storage of vehicles components and parts, trash, supplies, or equipment outside of a building is prohibited, except in designated and approved storage areas as outlined in subsection 4.  
**Answer: There is not a building on either lot, all trash, parts, components, etc. will continue to be disposed of/ stored at Bailey Park Auto.**
6. Access driveways shall be located at least 100 feet from the nearest right-of-way line on any intersecting street or 75 feet from the nearest edge of a driveway.  
**Answer: Bailey Park Auto currently has two accesses off South Carleton and one access of Capital Avenue, 1434 and 1436 Capital Ave. have two access points directly onto Capital Ave. No additional or new accesses are required.**
7. Where adjoining residentially zoned or used property, buffer or greenbelt shall be provided along the nonresidential property line, as outlined in 3.10.  
**Answer: The area where the 20 cars are going to be parked in zoned C-2 Commercial and are currently vacant lots situated between two other commercial lots.**
8. The lot area used for parking shall be paved, graded, and drained so as to dispose of all surface water free from ponding, and not harmful to adjacent property owners.  
**Answer: All existing parking is currently paved and the proposed site for parking the 20 vehicles is an improved surface as well. The land has a natural slope to Pennfield Drain #1 which is an open drain.**

Sincerely,

Greg Talbott

Scale: 1" equal 60'

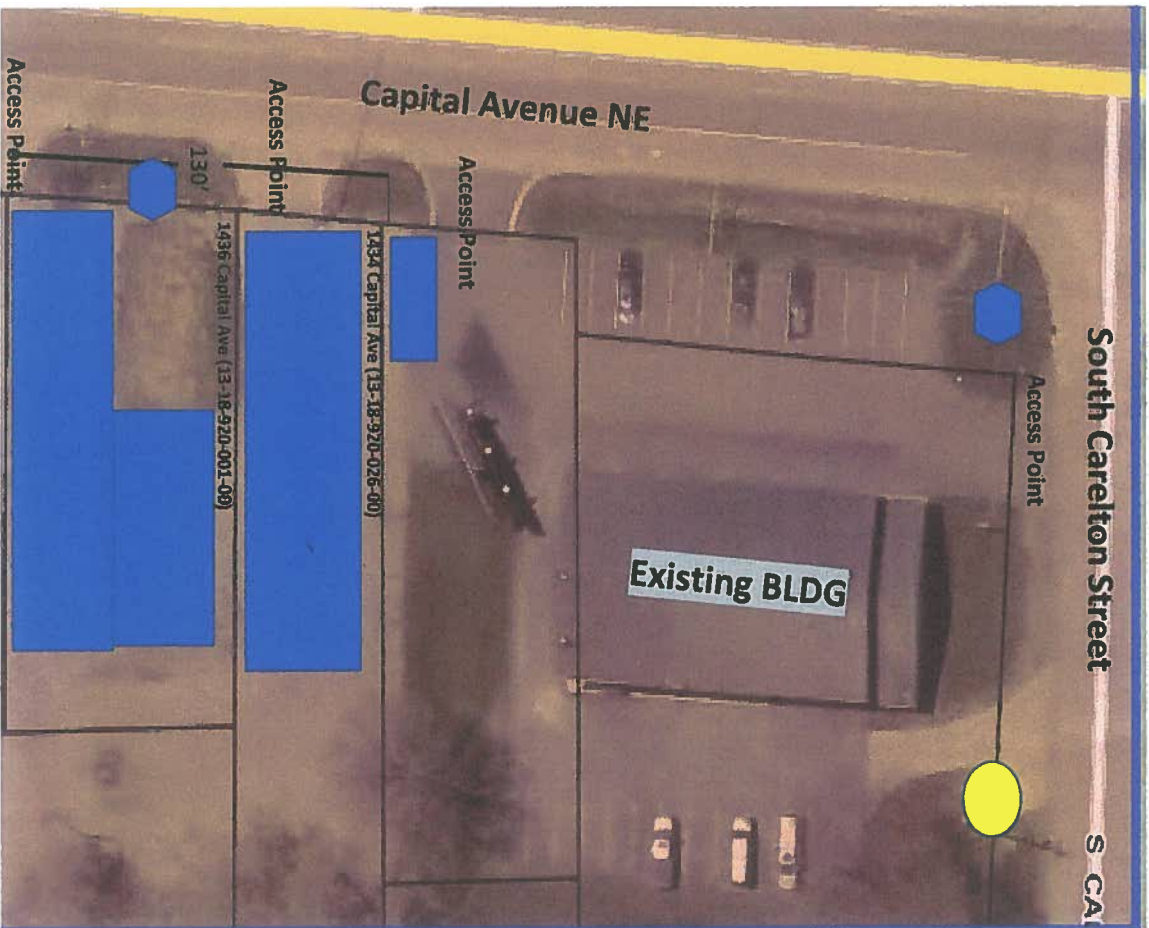
 Signage; Sized per Township requirements

Parking: There are currently 23 designated parking spaces as designated on the graph. All parking spaces are within 300' of Bailey Park Auto and are currently zones correctly and in use.

 Vehicles for Sale

 Trash Receptacles- 5 yard receptacle/dumpster

Prepared by:  
Greg Talbott  
771 West Michigan Avenue  
Battle Creek, MI 49037  
269-962-1547



4/19/2017





5/11/2017

North

Capital Ave. SE

S Carleton Street

S CARLETON

1 Retail Vehicle; ea. vehicle 11' by 21', required dimension 10' by 20'

1 Customer Parking

Vegetation will remain uninterrupted, area will remain clear of any advertising, promotional materials etc. Vehicles will remain a minimum of 32 feet from the roadway

128.77 ft

131.99 ft

140.68 ft

127.69 ft

1 2 3 4 5 6

7 8 9 1 1 1 1 1 2

1 1 1 1 1 1 1 1 1 2  
3 4 5 6 7 8 9 0

1 2 3 4 5 6 7 8 9 10 11 12 13

14 15 16 17 18 19 20 21 22 23

2'x3' Stand Alone Sign

2 Five Yard Dumpsters

Billboard Leased for 12 mo.

Baily Park Auto

Pennfield Pizza

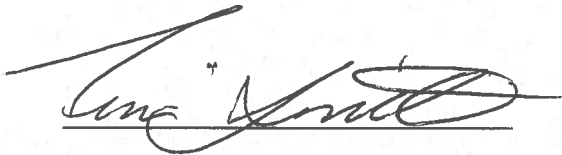
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# Pennfield Charter Township

20260 Capital Avenue NE, Battle Creek, MI 49017  
(269) 968-8549 - Fax (269) 968-2021 – [www.pennfieldtp.com](http://www.pennfieldtp.com)

*"A great place to live – A great place to grow"*

Both Fire Chief Tim Smith and I visited the proposed site for the Talbott Motor Sales located on Capital Ave N.E., May 11, 2017, and Chief Smith indicated that he saw no obvious issues of any possible run of issues of cars located at this site but would refer any question on this issue to the Calhoun County Water Resource Commissioners office.



Chief Smith



Dave Morgan



# Calhoun County Water Resources Commissioner

*"Building A Better County through Responsive Leadership"*

315 W. Green Street  
Marshall, MI 49068  
(269)781-0790  
(269)781-0793  
(269) 781-0647 Fax

FRED HEATON  
Water Resources Commissioner

SHERRY TRADER  
Deputy

May 17, 2017

**Pennfield Township Offices  
20260 Capital Avenue, NE  
Battle Creek, MI 49017**

**Attn: Talbott Motor Sales**

**Pennfield Township Planning Commission Members:**

**We received your notification regarding the Public Hearing on the Special Land Use Permit request by Talbott Motor Sales, 1450 Capital Ave., NE.**

**The Pennfield Township No. 1 Drain is located on or abuts the properties listed in the notification. One concern my office would have with the issuance of a Special Land Use Permit would involve any future construction of buildings and potential encroachment on the existing drain easement. Another concern is the impact of this business on water quality since there are Pennfield Township No. 1 storm drain catchbasins located in the drainage easement. Pollutants such as oil and grease could possibly enter the drain which eventually outlets to the Battle Creek River.**

**If the Planning Commission does issue a Special Land Use Permit, I would request that my office be notified and required to review site plans of any modifications on these properties.**

**Sincerely,**

**Fred Heaton  
Calhoun County Water Resources Commissioner**

**FH:st**