

**PENNFIELD CHARTER TOWNSHIP
MINUTES OF THE PLANNING COMMISSION
MAY 2, 2017**

A meeting of the Planning Commission of the Pennfield Charter Township was called to order at 6:00 P.M. on May 2, 2017 by Paul Anderson. The meeting was held at the Pennfield Middle School cafeteria. Members present were, Jack Pooler, Tammi Damerow, Brad Messenger, J.R. Walter, Paul Anderson. Curtis Whitacker and Joh Bartlett were excused. A quorum was met.

Others present were, Barb Darlington, Dave Morgan, Brandi DeShon, Larry Skelding, Ed Harrington and Greg Talbott. All attendees recited the Pledge of Allegiance.

Public Comments:

There were no public comments.

Approval of April 14, 2017 Meeting Minutes:

Brad Messenger made a motion, seconded by Jack Pooler, to approve the meeting minutes of April 14, 2017 as presented. Motion carried.

New Business:

Talbott Motor Sales will be leasing property along Capital Ave. NE. (13 18 300 429 00, 13 18 920 027 00, 13 18 920 001 00, and 13 18 920 026 00) He will have an office located in Bailey Park Auto. AIM will be paving the lots. He has already received his license form the state. He has Andy Mercer doing all the maintenance on the vehicles.

Board Member Comments:

Pooler asked if he planned to build.

Talbott answered not at this time.

Damerow asked how many cars they planned to have on the lot.

Talbott answered 10-15 is the plan.

Messenger stated that he spoke with Matt Horsman at Pennfield Pizza. Mr. Horsman did not have any issues other than grounds maintenance.

Messenger asked about the L shaped area. He was wondering if there were going to be cars stored below.

Talbott answered the vehicles would not be stored below. If he needed extra space, he would use Andy's.

Messenger asked about the sealing of the parking lot.

Talbott stated that AIM would take care of it.

Messenger stated that there needed to be a clear line of sight down M-66 so there is not an accident.

Messenger stated that he did not want to see salvage.

Talbott stated that he would need a license for that and does not have one.

Walter was concerned about wetlands.

Talbott stated that he would probably give it to the county if he ended up purchasing the land.

Anderson stated that there is a county drain that runs quite a distance.

Walter stated that potentially they may need a retention area for the run off.

Anderson stated that Mr. Talbott should contact the Drain Commissioner about the run off.

Pooler stated that he would like the fire department to take a look at 1436 Capital Ave. NE. He is concerned about the well head protection.

Damerow asked about the vehicles being on high ground only.

Talbott answered yes, they will be straight across from Andy's lot.

Walter asked about the lighting on the property.

Talbott answered that they will not be putting in additional lighting.

Damerow asked about snow removal.

Talbott answered that they are using Gardner Brothers.

Anderson was concerned about spacing of vehicles, paving, and frontage on Capital Ave. NE.

Messenger stated that there were on going issues with site plans that come to the Planning Commission.

Anderson stated that they need a corrected site plan, how the cars will be parked, talk to the Water Resources Commissioner, and Agreement with the property owners for only 1 year. He wants the Special Land Use to follow Mr. Talbott, not the property. He would also like an inspection from the fire department.

Talbott stated that 30 days to wait to come back was too long. He is already paying for insurance and leases.

Damerow made a motion to postpone until May 9, 2017 for approval from the Drain Commissioner, a corrected site plan with parking spaces, wording from the attorney, and fire department approval. The motion was seconded by Brad Messenger. All, yes.

Messenger stated that all plans need to come board ready.

Pooler Commented on the Parks Board.

Chairperson Announcement:

Next meeting will be May 9, 2017.

Member Comments:

There were no board member comments.

Adjournment:

A motion was made by Brad Messenger to adjourn the meeting, supported by Jack Pooler. Motion carried. Meeting adjourned at 7:28 P.M.

Submitted by

A handwritten signature in black ink, appearing to read "Brandi DeShon". The signature is written in a cursive, flowing style.

Brandi DeShon

Acting Recording Secretary